PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 24, Lot 1 ADDRESS SW corner Dougherty & Jackson Streets

OWNER Seaboard Ice Company, Inc.

ADDRESS OF OWNER 290 East Dougherty Street

TITLE DATA: DEED BOOK 153 PAGE 102 DATE OF DEED November 1, 1954

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

CONSIDERATION: STATED $ 10.00 and OVC INTERNAL REVENUE STAMPS $ 22.00

ASSESSED VALUATION: CITY $ 5,510.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ 89.23 STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 18,500 IMPROVEMENTS $ - - - TOTAL $ 18,500

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 24 - 1

ADDRESS: SW corner Dougherty and Jackson Streets

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING $_____

OTHER LAND IMPROVEMENTS $_____

VALUE OF LAND 7,400 □ @ $2.50 per □ $ 18,500

ESTIMATED VALUE VIA COST APPROACH $ 18,500

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	_____ Units @ $_____ per mo.	$_____	$_____
2	_____ Units @ $_____ per mo.	$_____	$_____
3	_____ Units @ $_____ per mo.	$_____	$_____
	GRAND TOTAL	$_____	$_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____

ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

It is the opinion of the appraiser that the highest and best use of the subject property is that use permitted under its present zoning of B-3, Downtown Business District, notwithstanding the present improvement.

In estimating the value factor applicable to the subject property, the appraiser adjusted the price per square foot of the known and noted sales. Adjustments for items of dissimilarity were made.

The reader's attention is invited to that part of the narrative report entitled "Justification of Land Value Estimate" wherein the appraiser discusses these sales and methodology employed in the value conclusions. Further evidence that the subject property is not developed to its highest and best use is the fact of seasonal operation. The plant is closed during the fall and winter.

INDICATED FINAL VALUE ESTIMATE $ 18,500

PARCEL # 24-1
ADDRESS: Dougherty Street
Athens, Georgia

IMPROVEMENT NO. 1

One Story Ice House
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
131 x 57.5 x 132 x 50 DIMENSIONS	7,400 ± AREA	ABOVE	BELOW	X LEVEL	Macadam PAVED	Concrete SIDEWALK	Granite CURB

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL 8" concrete block
- OTHER

BASEMENT
- CEMENT X
- DIRT

EXTERIOR WALLS
- BRICK
- FRAME
- CONCRETE BLOCK 8"
- OTHER

ROOF
Flat; built-up; tar and gravel; gutters and downspouts

INTERIOR WALLS
- PLASTER
- SHEET ROCK
- OTHER Painted concrete block

FLOORS
- HARDWOOD
- PINE
- CEMENT X
- OTHER Asphalt tile, 1 room

HEATING
- CENTRAL
- FLOOR FURNACE
- RADIANT X
- OTHER

PLUMBING
- 3 FIXTURE
- 2 FIXTURE
- WATER CLOSET 2
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK 2 lavatories
- HOT WATER HEATER

PORCH 1 Loading platform with metal canopy

ROOMS
- TOTAL ROOMS 3
- UNITS ROOMS
- UNITS ROOMS
- UNITS ROOMS
- UNITS ROOMS

MISC. EQUIPMENT

UTILITIES
- WATER X
- ELECTRICITY X
- SEWER X
- GAS X

AGE Approximately 25± years

OCCUPANCY
- OWNER X
- TENANT

GENERAL CONDITIONS AND REMARKS:

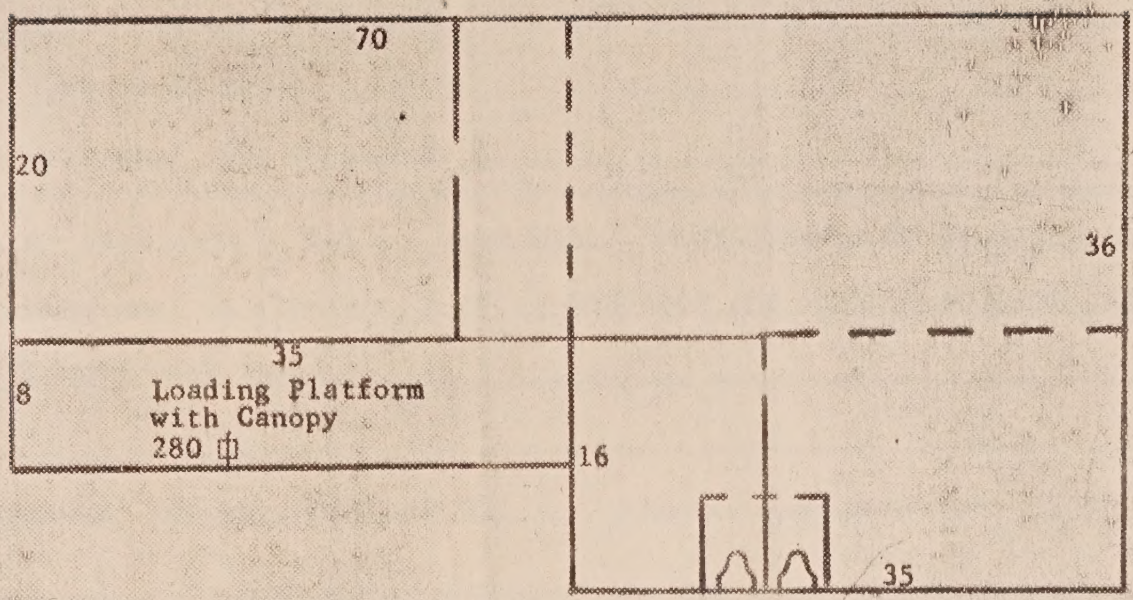
Exterior: Generally well-maintained; some broken windows; crack in exterior wall at side.

Interior: Generally in good condition; however, needs painting; several plate glass windows on interior; six foot well used for ice-making.

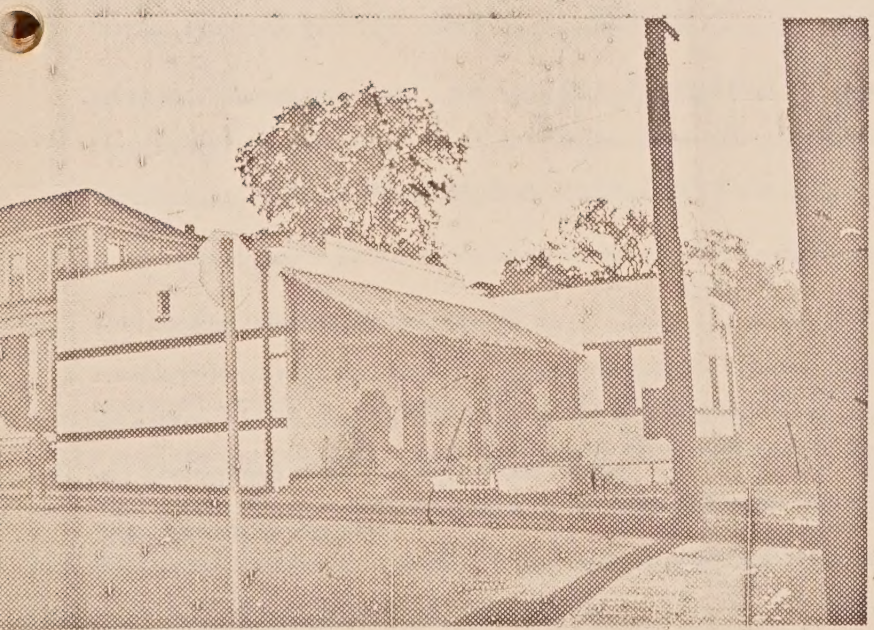
Approximately 840 square feet of concrete paved area.

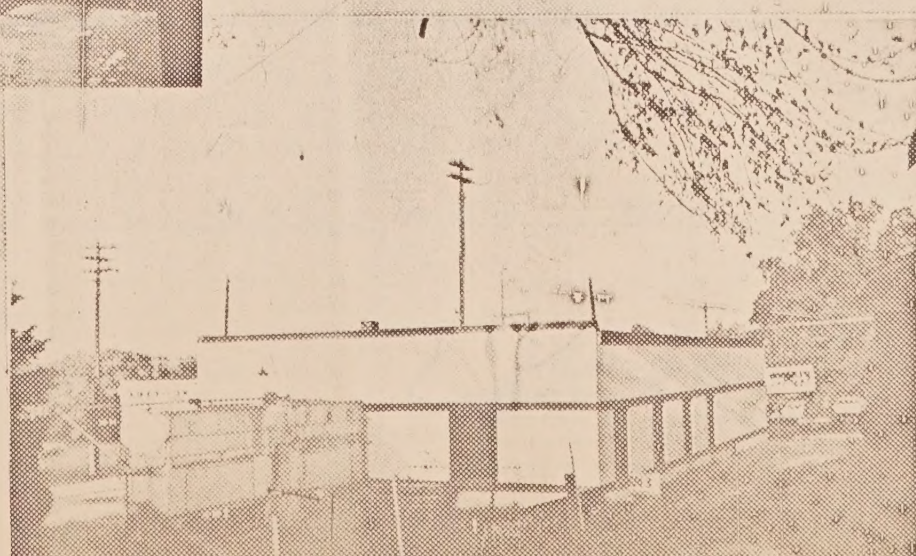
All equipment pertaining to the manufacturing of ice considered as personal property, except two tracts for overhead crane.

Parcel No. 24-1
Dougherty Street



One Story Concrete Block: 1,960 Square Feet





PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 24, Lot 2 ADDRESS SE corner of Dougherty St. and College Ave.

OWNER Bertram S. Boley

ADDRESS OF OWNER Not Furnished

TITLE DATA: DEED BOOK 145 PAGE 503 DATE OF DEED December 13, 1954

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

CONSIDERATION: STATED $ 10.00 and OVC INTERNAL REVENUE STAMPS $ 14.30

ASSESSED VALUATION: CITY $ Exempt STATE AND COUNTY $ Exempt

TOTAL ANNUAL TAXES: CITY $ Exempt STATE AND COUNTY $ Exempt

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 23,500 IMPROVEMENTS $ - - - TOTAL $ 23,500

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 913
DECATUR, GEORGIA

PARCEL # 24-2

ADDRESS: Southeast corner of Dougherty Street and College Avenue, Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING $_____

OTHER LAND IMPROVEMENTS $_____

VALUE OF LAND 9400□ @$2.50=$23,500 $ 23,500

ESTIMATED VALUE VIA COST APPROACH $ 23,500

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	_____ Units @ $_____ per mo.	$_____	$_____
2	_____ Units @ $_____ per mo.	$_____	$_____
3	_____ Units @ $_____ per mo.	$_____	$_____
	GRAND TOTAL	$_____	$_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____

ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

It is the opinion of the appraiser that the highest and best use of the subject property is that use permitted under its present zoning of B-3, Central Business District.

In estimating the value factor applicable to the subject property, the appraiser adjusted the price per square foot of the known and noted sales. Adjustments for items of dissimilarity were made.

The reader's attention is invited to that part of the narrative report entitled "Justification of the Land Value Estimate" wherein the appraiser discusses these sales and methodology employed in the value conclusions.

INDICATED FINAL VALUE ESTIMATE $ 23,500

PARCEL # 24-2

ADDRESS: Southeast corner of Dougherty Street and College Avenue, Athens, Georgia

IMPROVEMENT NO. _____

Vacant Lot
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
70 x 130 x 70 x 128.8	9,400 ⊕	See Remarks			Macadam	Concrete	Granite - College
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB
					Macadam	None	Concrete - Dougherty

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL
- OTHER

BASEMENT
- CEMENT
- DIRT

EXTERIOR WALLS
- BRICK
- FRAME
- CONCRETE BLOCK
- OTHER

ROOF

INTERIOR WALLS
- PLASTER
- SHEET ROCK
- OTHER

FLOORS
- HARDWOOD
- PINE
- CEMENT
- OTHER

HEATING
- CENTRAL
- FLOOR FURNACE
- RADIANT
- OTHER

PLUMBING
- 3 FIXTURE
- 2 FIXTURE
- WATER CLOSET
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK
- HOT WATER HEATER

PORCH

ROOMS
- TOTAL ROOMS
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____

MISC. EQUIPMENT

UTILITIES
- WATER Available
- ELECTRICITY Available
- SEWER Available
- GAS Available

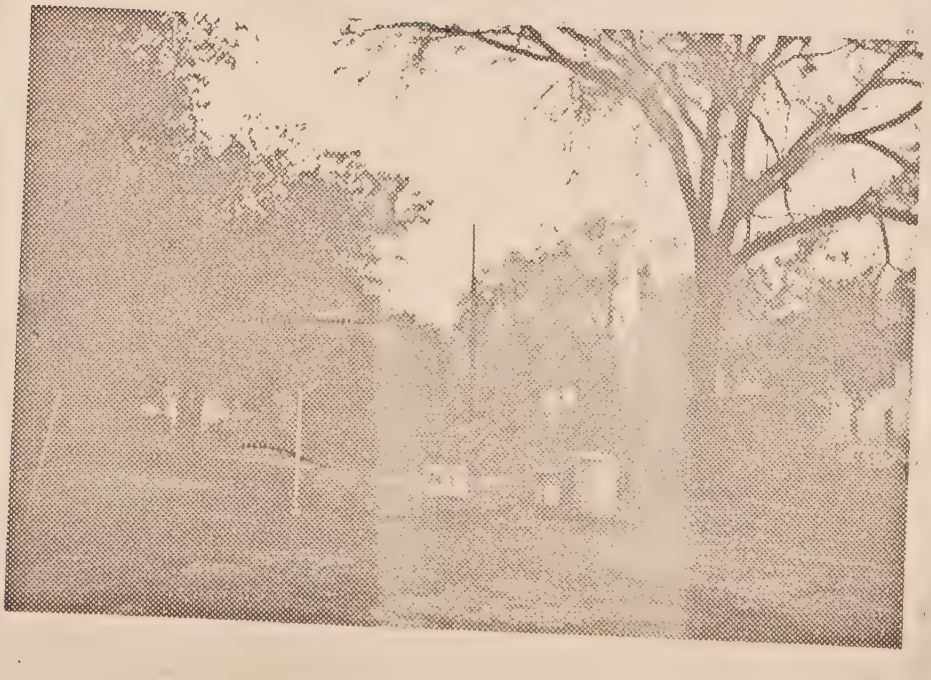
AGE

OCCUPANCY Vacant lot
- OWNER
- TENANT

GENERAL CONDITIONS AND REMARKS:

Lot level at College Avenue elevation; approximately two to four feet above Dougherty Street elevation.

Parcel No. 24-2



PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 24, Lot 3 ADDRESS 454 College Avenue

OWNER Salvation Army

ADDRESS OF OWNER 454 College Avenue

TITLE DATA: DEED BOOK 90 PAGE 522 DATE OF DEED October 20, 1944

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

CONSIDERATION: STATED $ 25.00 INTERNAL REVENUE STAMPS $ None

ASSESSED VALUATION: CITY $ Exempt STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ Exempt STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 16,000 IMPROVEMENTS $ - - - TOTAL $ 16,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 24-3
ADDRESS: 454 College Avenue
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING $_____
OTHER LAND IMPROVEMENTS $_____
VALUE OF LAND 5830□ @$2.75=$16,032 say $ 16,000

ESTIMATED VALUE VIA COST APPROACH $ 16,000

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	____ Units @ $_____ per mo.	$_____	$_____
2	____ Units @ $_____ per mo.	$_____	$_____
3	____ Units @ $_____ per mo.	$_____	$_____
	GRAND TOTAL	$_____	$_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____

ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

It is the opinion of the appraiser that the highest and best use of the subject property is that use permitted under its present zoning of B-3, Central Business District notwithstanding the present improvement.

In estimating the value factor applicable to the subject property, the appraiser adjusted the price per square foot of the known and noted sales. Adjustments for items of dissimilarity were made.

The reader's attention is invited to that part of the narrative report entitled "Justification of the Land Value Estimate" wherein the appraiser discusses these sales and methodology employed in the value conclusions.

INDICATED FINAL VALUE ESTIMATE $ 16,000

PARCEL # 24-3
ADDRESS: 454 College Avenue
Athens, Georgia

IMPROVEMENT NO. 1

Two Story Single Family Residence
TYPE
Used for Salvation Army Headquarters

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
46 x 128.8 x 45.2 x 127	5,830 ⊕			X	Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
SLAB
PIERS
CONTINUOUS WALL 8" Brick
OTHER

BASEMENT
CEMENT 319 ⊕
DIRT

EXTERIOR WALLS
BRICK
FRAME Asbestos shingles
CONCRETE BLOCK
OTHER

ROOF
Gable; metal; 12" overhang; gutters and downspouts

INTERIOR WALLS
PLASTER X
SHEET ROCK
OTHER Wood dado, 2 rooms

FLOORS
HARDWOOD
PINE X
CEMENT
OTHER Asphalt tile

HEATING
CENTRAL Gas-fired
FLOOR FURNACE
RADIANT
OTHER

PLUMBING
3 FIXTURE One
2 FIXTURE
WATER CLOSET One
TILE board wainscot;
~~XXXXXX~~ asphalt tile floor
NONE
KITCHEN SINK 2 sing. compt.
HOT WATER HEATER

PORCH 1 Open
1 Interior
1 Landing

ROOMS
TOTAL ROOMS 8 — 4 Up, 4 Down
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS

MISC. EQUIPMENT
Gas range outlet
Water cooler
Ceiling fans

UTILITIES
WATER X
ELECTRICITY X
SEWER X
GAS X

AGE Approximately 50-60 years

OCCUPANCY
OWNER X
TENANT

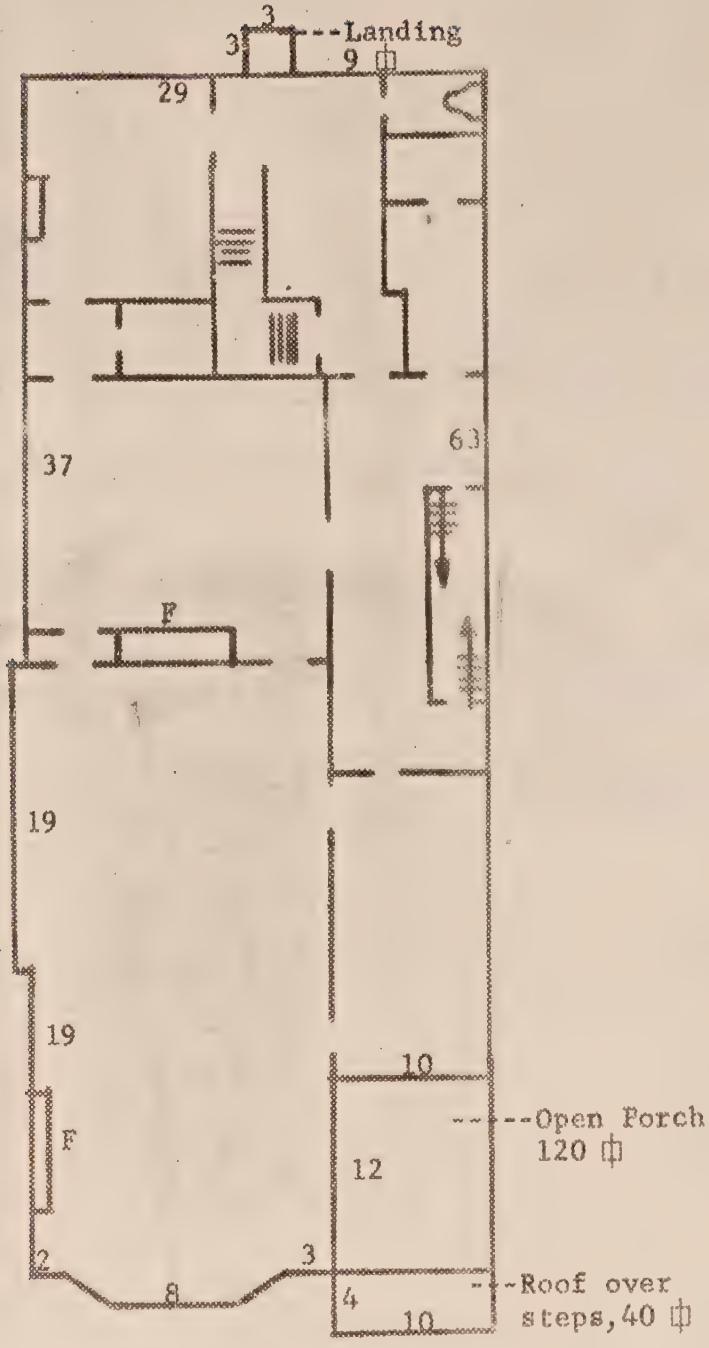
GENERAL CONDITIONS AND REMARKS:

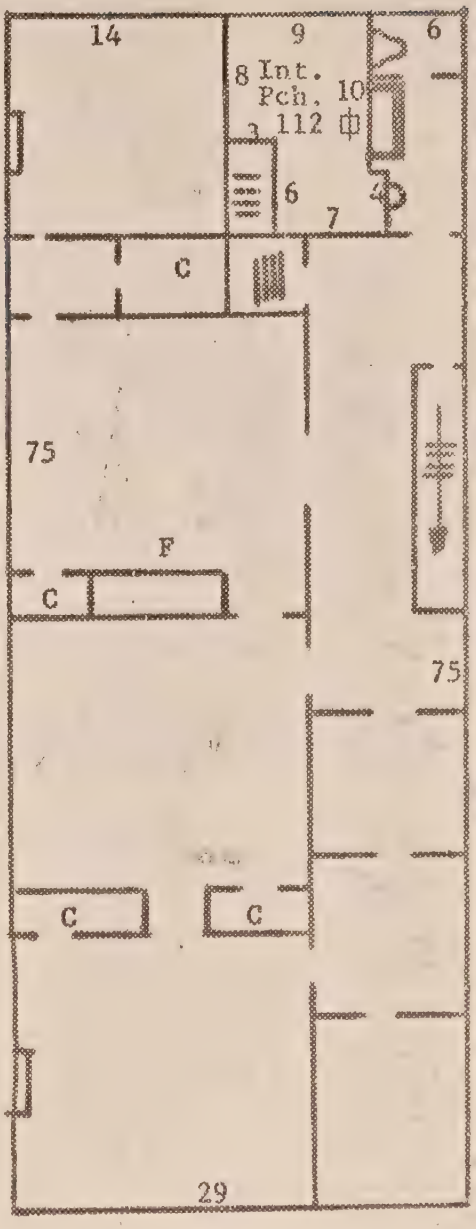
Exterior: Generally in above fair condition; however, asbestos shingles broken at rear; facia board rotting at side; evidence of leak.

Interior: Generally in above fair condition; very clean; however, plaster cracking in some places; two fireplaces sealed at second floor; large area of ceiling plaster falling at rear.

Approximately: 276 square feet of concrete area; 300 square feet of concrete ribbon drive.

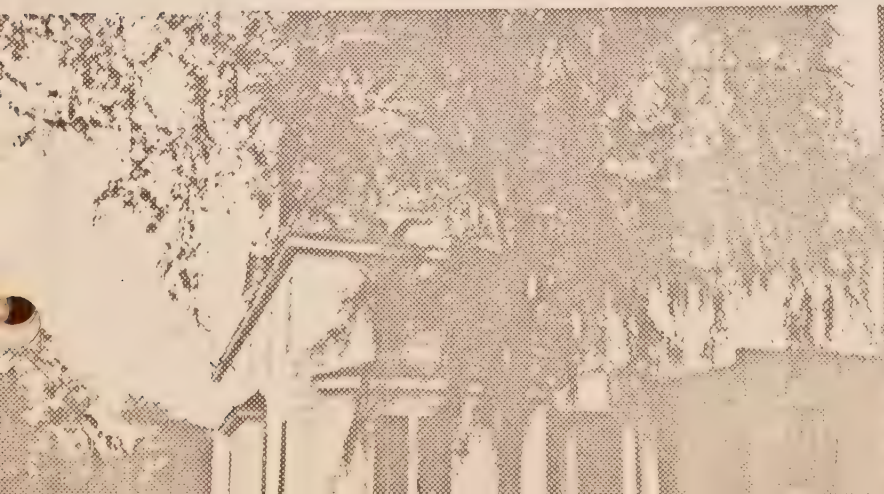
Parcel No. 24-3
454 College Avenue





Two Story Asbestos Shingles:
First Floor: 2,096 Square Feet

Second Floor: 2,063 Square Feet



PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 24, Lot 4 ADDRESS NE corner Hancock St. & College Ave.

OWNER Georgia Power Company

ADDRESS OF OWNER Atlanta, Georgia

TITLE DATA: DEED BOOK 71 PAGE 577 DATE OF DEED August 31, 1937

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

CONSIDERATION: STATED $ 1.00 and OVC INTERNAL REVENUE STAMPS $ None

ASSESSED VALUATION: CITY $ 3,560 STATE AND COUNTY $ Not furnished

TOTAL ANNUAL TAXES: CITY $ 58.72 STATE AND COUNTY $ Not furnished

SPECIAL ASSESSMENTS: NATURE Not furnished AMOUNT $ YEARS REMAINING

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF September 23, 1964 IS

LAND $ 30,000 IMPROVEMENTS $ 105,000 TOTAL $ 135,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 24 - 4

ADDRESS: NE corner Hancock St. and College Ave.

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	3,132 Sq. Ft.	$ 43.85	$ 137,338	$ 61,838	$ 75,500
2	4,011 Sq. Ft.	$ 9.25	$ 37,101	$ 9,276	$ 27,825
3	Sq. Ft.	$	$	$	$

WALKS, DRIVES, AND LANDSCAPING	$ 1,525
OTHER LAND IMPROVEMENTS	$
VALUE OF LAND 9,915 □ @ $3.00	$ 30,000
equals $29,745, Say	134,850, Say
ESTIMATED VALUE VIA COST APPROACH	$ 135,000

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	1 UNITS @ $ 1,250 PER MO.	$ 1,250	$ 15,000
2	UNITS @ $ PER MO.	$	$
3	UNITS @ $ PER MO.	$	$
	GRAND TOTAL	$ 1,250	$ 15,000

GROSS INCOME PROCESSED THUSLY $ 15,000 MTHLY/ANN. X 9 MULTIPLIER/MULTIPLE = $ 135,000

ESTIMATED VALUE VIA INCOME APPROACH $ 135,000

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

See attached sheet

ESTIMATED VALUE VIA MARKET APPROACH $

CORRELATION:

See attached sheet

INDICATED FINAL VALUE ESTIMATE $ 135,000

MARKET APPROACH

The appraiser did not find any sales which were comparable to the subject property; however, the reader's attention is invited to the Tabulation of Commercial and Warehouse Sales. Item No. 12, a three-story brick retail store, is currently on the market for $105,000, or an asking price of 10.6 times the gross income. Item No. 8 sold for a depreciated per square foot rate of $2.26 (building only).

CORRELATION

The price per square foot employed in the cost estimate is applied to the ground floor area for the purpose of satisfying the form. A cubic foot cost factor was derived from Boechk's Manual of Appraisal. Rents are estimated as follows: First floor and retail at $2.00; Second floor $150; attic at $.25; basement and basement level addition at $.50, rounded off to $15,000 annually. It appears that investors are seeking a gross annual return based on 8 to 12 times the annual income. The appraiser selected a 9 gross multiple.

No indication of value was attempted by the market because of the wide adjustments necessary; however, data employed both in the cost and income analysis resulted from analysis of the sales. The market data above is discussed to bring to focus market attitudes in office and store type buildings.

PARCEL # 24 - 4
ADDRESS: Hancock Street
Athens, Ga.

IMPROVEMENT NO. 1

Georgia Power Co. Building
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
72.8 x 115 x 77.10 x 117.1	9,915 ☐				Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

slopes to north

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL: Concrete
- OTHER

BASEMENT
- CEMENT: X
- DIRT

EXTERIOR WALLS
- BRICK: X
- FRAME
- CONCRETE BLOCK
- OTHER

ROOF
Built-ip, Tar & Gravel; 2' Parapet

INTERIOR WALLS
- PLASTER: X
- SHEET ROCK
- OTHER: Plywood partitions
Acoustical tile Clgs.

FLOORS
- HARDWOOD
- PINE: X
- CEMENT: X
- OTHER: Asphalt tile
Cork tile

HEATING
- CENTRAL: Air Conditioning
- FLOOR FURNACE
Coal Stoker
- RADIANT
- OTHER

PLUMBING 2 - 4 Fix.
- ~~XXXXXXXX~~1 - 5 Fix.
- 2 FIXTURE: 1
- WATER CLOSET: 1
- TILE: Terrazzo floors
- ~~XXXXXX~~ 1 sink
- ~~XXXX~~ Janitorial sink
- KITCHEN SINK: 1
- HOT WATER HEATER
30 Gal. Electric

PORCH

ROOMS
- TOTAL ROOMS: 21
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____

MISC. EQUIPMENT
Water cooler (3)
Washing Machine Connection
Electric Range Outlet
Elevator

UTILITIES
- WATER: X
- ELECTRICITY: X
- SEWER: X
- GAS: X

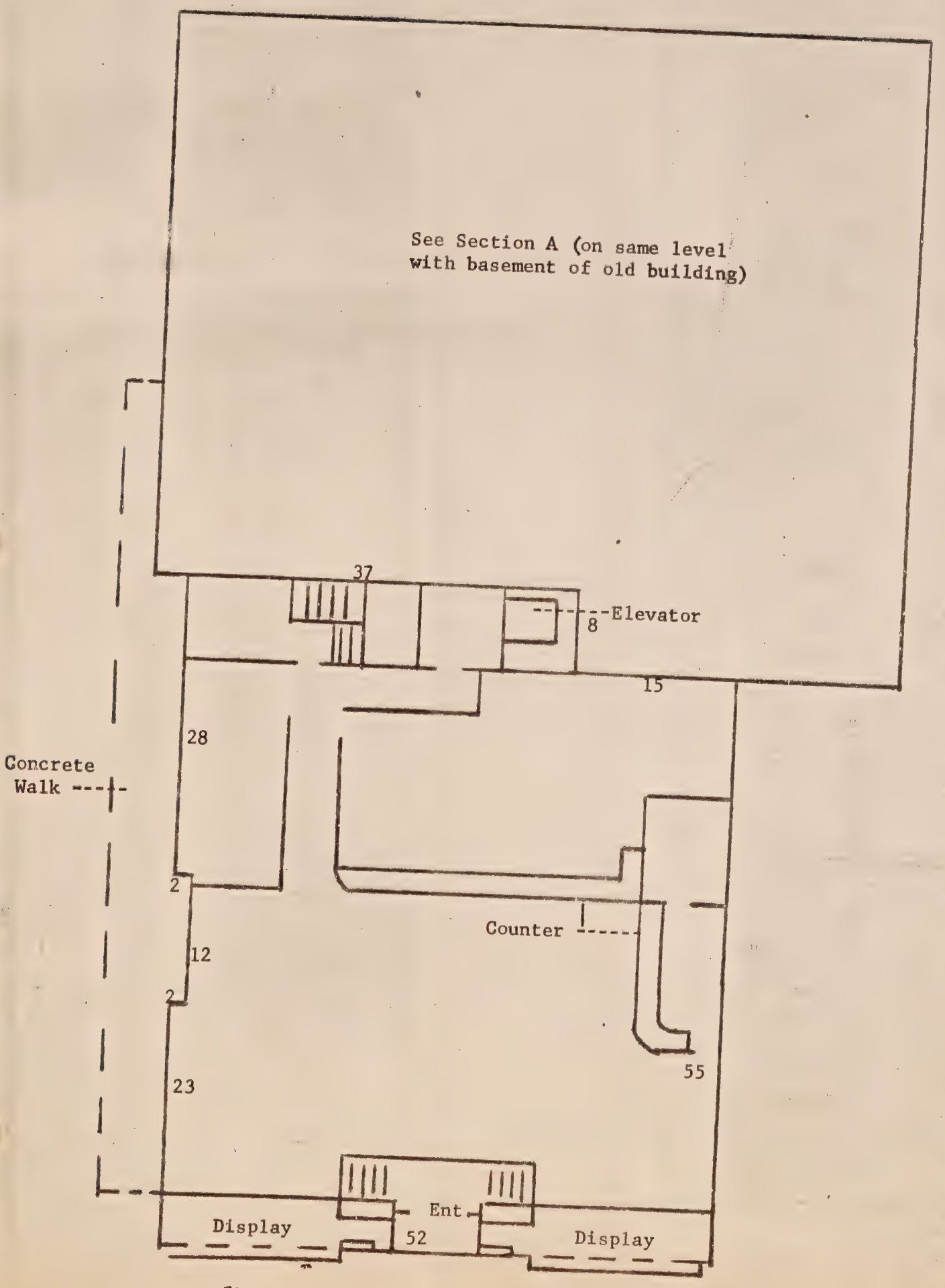
AGE Approx. 75 Yrs. (See below)

OCCUPANCY
- OWNER: X
- TENANT

GENERAL CONDITIONS AND REMARKS:

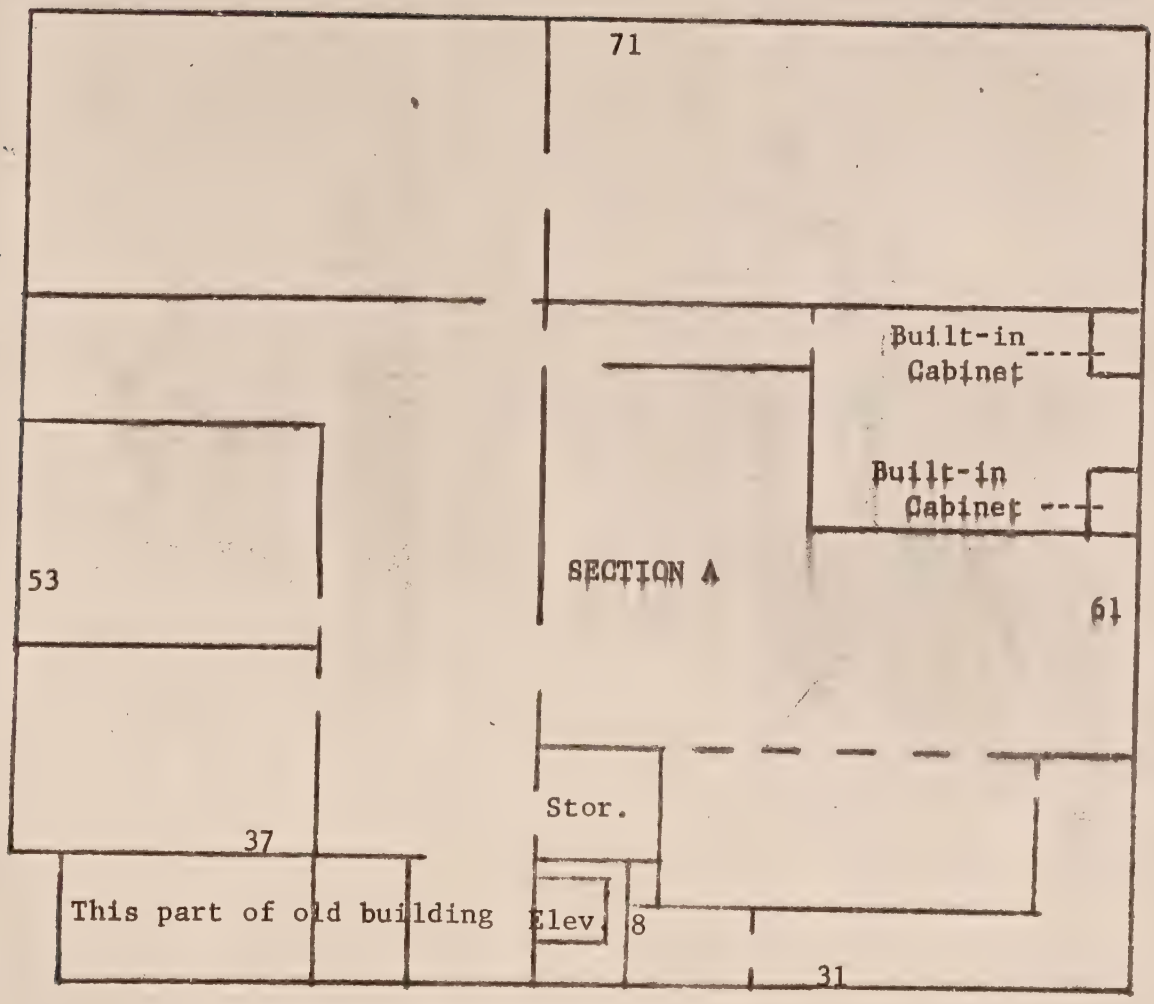
Exterior and interior generally in structurally sound condition; however, plaster cracking in places; paint peeling; evidence of roof leak; acoustical tile falling in places. The original building was constructed approximately 75 years ago with the addition being constructed subsequently; however, the entire building was remodeled substantially in 1938.

Parcel No. 24-4
Hancock Street



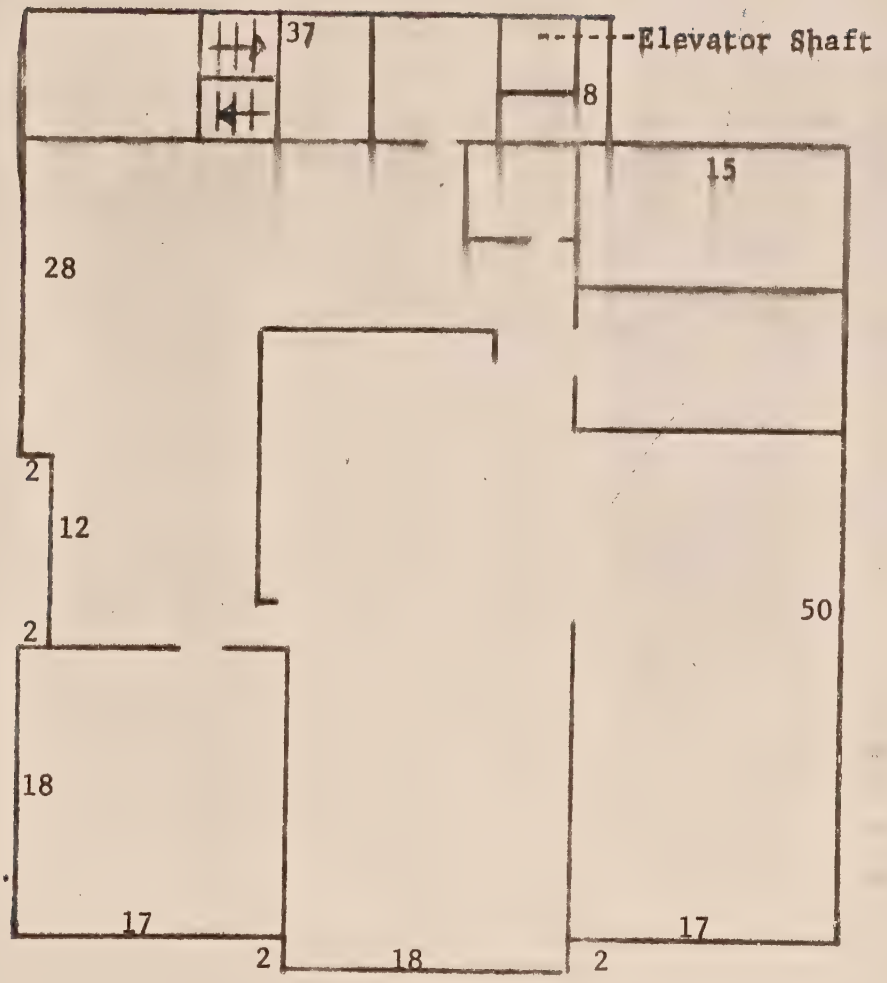
Street Level Floor: 3,132 Square Feet

Parcel No. 24-4
Hancock Street



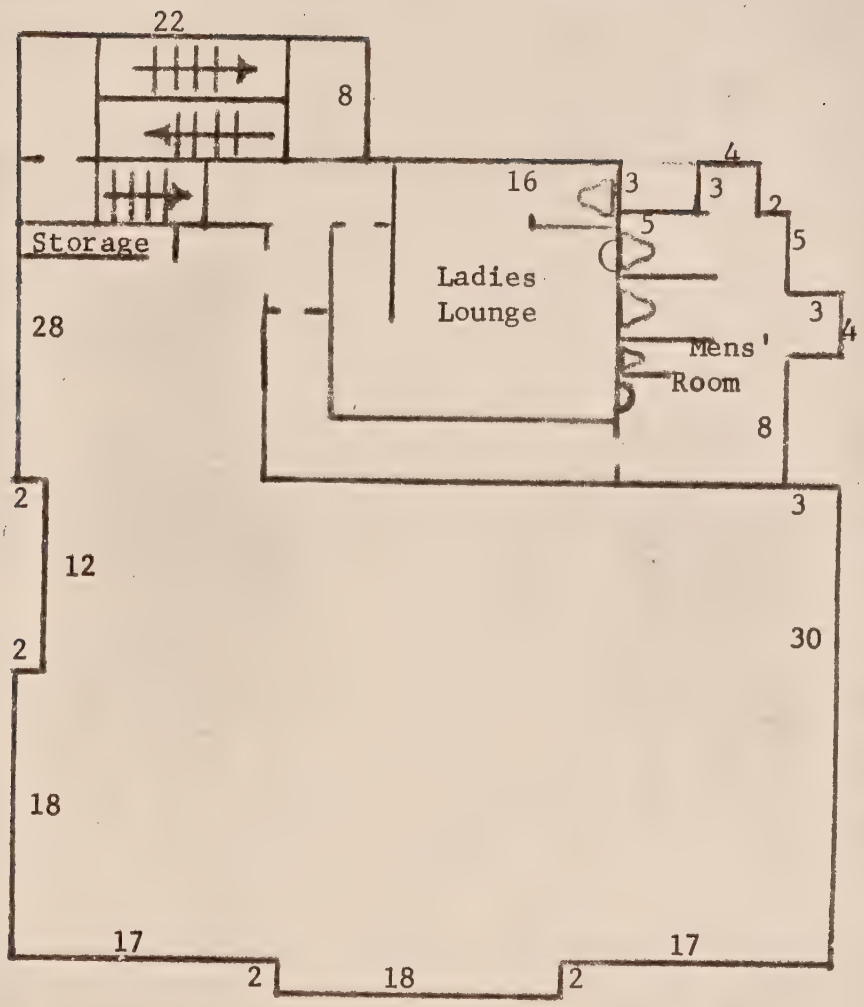
Addition (Same level as basement): 4,011 Square Feet

Parcel No. 24-4
Hancock Street



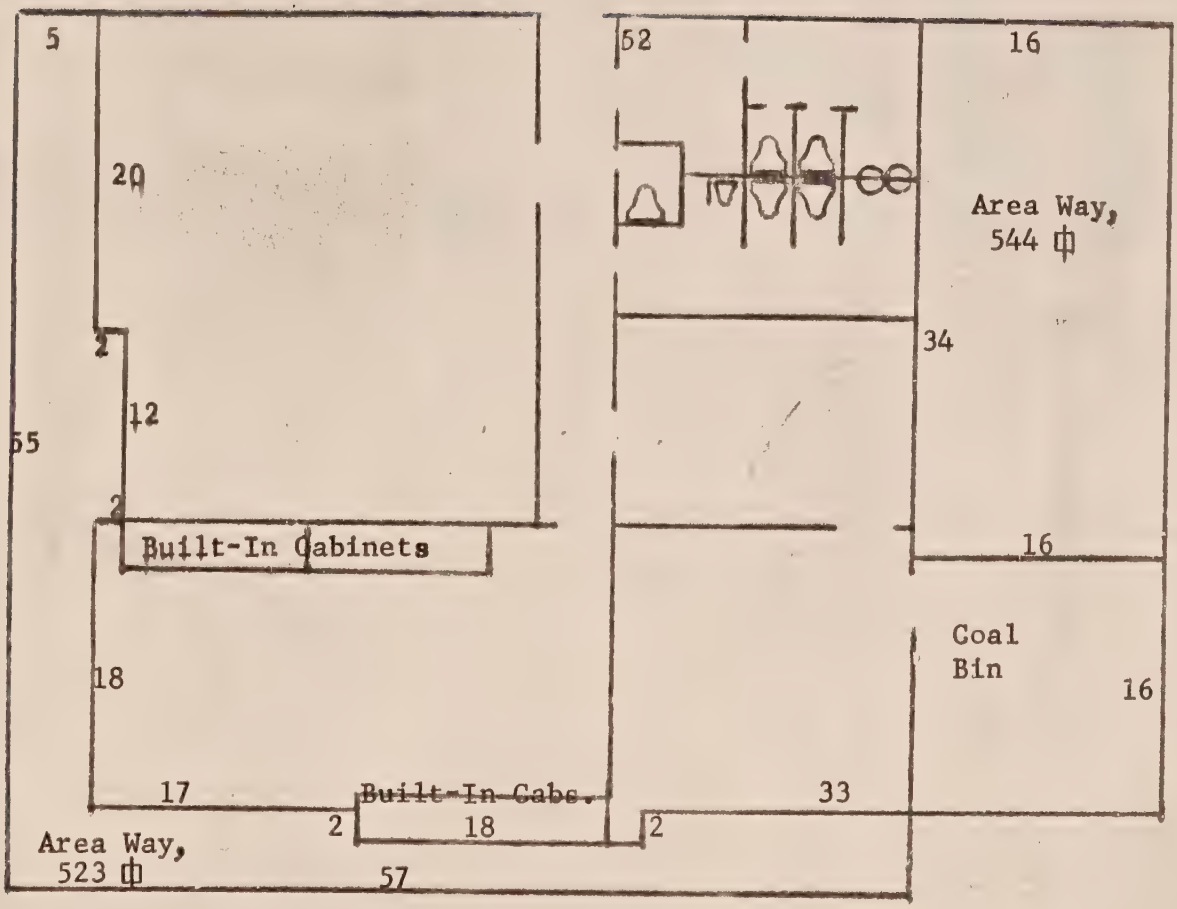
Second Floor (Original Building): 2,904 Square Feet

Parcel No. 24-4
Hancock Street



Third Floor (Original Building): 2,734 Square Feet

Parcel No. 24-4
Hancock Street



First Floor (Or Basement - Original Building): 2,868 Square Feet

PARCEL NO. 24-4

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 24, Lot 6 ADDRESS 283 Hancock Street

OWNER Mrs. Lenora Chandler

ADDRESS OF OWNER 283 East Hancock Avenue

TITLE DATA: DEED BOOK 128 PAGE 250 DATE OF DEED January 1, 1952

LEGAL DESCRIPTION As recorded in above deed book and on file with the Department of Urban Renewal, Athens, Georgia.

CONSIDERATION: STATED $ 8,500.00 INTERNAL REVENUE STAMPS $ 9.35

ASSESSED VALUATION: CITY $ 5,380.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ 136.56 STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING ____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 24750 IMPROVEMENTS $ 22,750 TOTAL $ 47,500

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 24 - 6

ADDRESS: 283 Hancock Street
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	5,253 Sq. Ft.	$ 9.00	$ 47,277	$ 18,977	$ 28,300
2	Sq. Ft.	$	$	$	$
3	Sq. Ft.	$	$	$	$

WALKS, DRIVES, AND LANDSCAPING	$ 500
OTHER LAND IMPROVEMENTS	$ 450
VALUE OF LAND 7,500± at $3.00	$ 22,500
ESTIMATED VALUE VIA COST APPROACH	$ 51,750

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	1 Units @ $ 400 per mo.	$ 400	$ 4,800
2	Units @ $ per mo.	$	$
3	Units @ $ per mo.	$	$
	GRAND TOTAL	$ 400	$ 4,800

GROSS INCOME PROCESSED THUSLY $ 4,800 MTHLY/ANN. X 10 MULTIPLIER/MULTIPLE = $ 48,000

ESTIMATED VALUE VIA INCOME APPROACH $ 48,000

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT
No. 14 Commercial	Subject larger total area with finished basement. It is better located with a greater land value. Adjusted for time and plumbing. Selling price: $30,000	+ 15,000	$ 45,000

ESTIMATED VALUE VIA MARKET APPROACH $ 45,000

CORRELATION:

The sale, which is a rooming house, accommodates 17 students at $18.50 per student room and board. The subject is a larger operation with restaurant service to include outside meals. A great danger in the evaluation of a boarding house is the inclusion of profits to the operator in the real estate. For example, the sale sold for 1.8 times the annual gross income imputable to the boarding house, including meals. An estimate of the income imputable to the real estate was made and this gross was processed at a multiple which was interpreted as being representative of the market.

INDICATED FINAL VALUE ESTIMATE $ 47,500

PARCEL # 24-6

ADDRESS: 283 Hancock Street
Athens, Georgia

IMPROVEMENT NO. 1

Two Story Rooming House
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
67.5 x 110	7,500 ☐	Slopes to rear			Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
SLAB
PIERS
CONTINUOUS WALL Brick and
OTHER 8" Concrete Block

BASEMENT
CEMENT X
DIRT

EXTERIOR WALLS
BRICK
FRAME X
CONCRETE BLOCK
OTHER 8" concrete block at rear of basement

ROOF
Hip; asphalt shingles; 12" overhang; gutters and downspouts built in eaves

INTERIOR WALLS
PLASTER X
SHEET ROCK X
OTHER Wood seal

FLOORS
HARDWOOD
PINE X
CEMENT
OTHER Asphalt tile at hall; linoleum, one room

HEATING
CENTRAL X
FLOOR FURNACE
RADIANT
OTHER

PLUMBING (7 with showers in lieu of tub)
3 FIXTURE 8
2 FIXTURE 2
WATER CLOSET
TILE
OUTSIDE
SINK 1 sing. compt. sink
KITCHEN SINK 1-3 compt.
HOT WATER HEATER
65 gallon gas

PORCH 1 Open
1 Enclosed

ROOMS
TOTAL ROOMS 25 — 10 1st Floor, 9 2nd Floor, 6 Basement
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS

MISC. EQUIPMENT
Water fountain
Exhaust Fan

UTILITIES
WATER X
ELECTRICITY X
SEWER X
GAS X

AGE Approximately 50 years

OCCUPANCY
OWNER X
TENANT X

GENERAL CONDITIONS AND REMARKS:

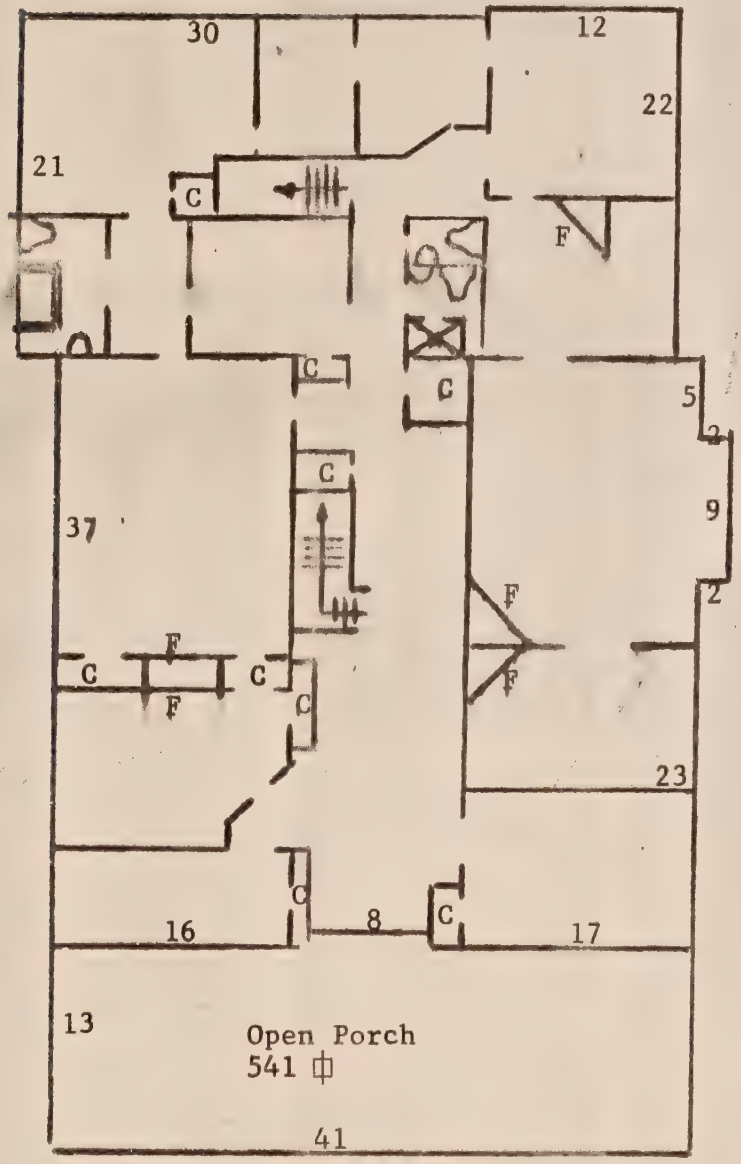
Exterior: Generally in structurally fair to good condition; however, paint peeling at overhang and siding; metal awnings at most windows; full attic, but no stairs or floors.

Interior: Generally in fair to good condition; however, hole in sheet rock at second floor; basement partially unfinished storage area.

Approximately: 1,824 square feet of macadam paving used for parking; 216 square feet of concrete drive; 96 square feet of concrete walk; 16 lineal feet of brick retaining wall; 200 square feet of carporte with one 8" concrete block wall, three sides open, and composition roll roof.

Parcel No. 24-6
283 Hancock Street

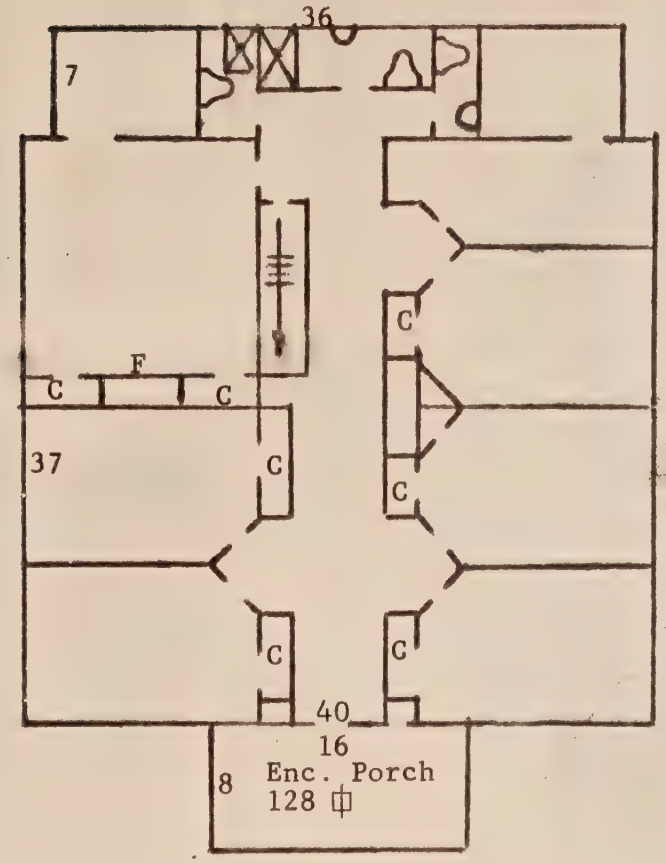
First Floor



Two Story Frame: First Floor: 2,421 Square Feet

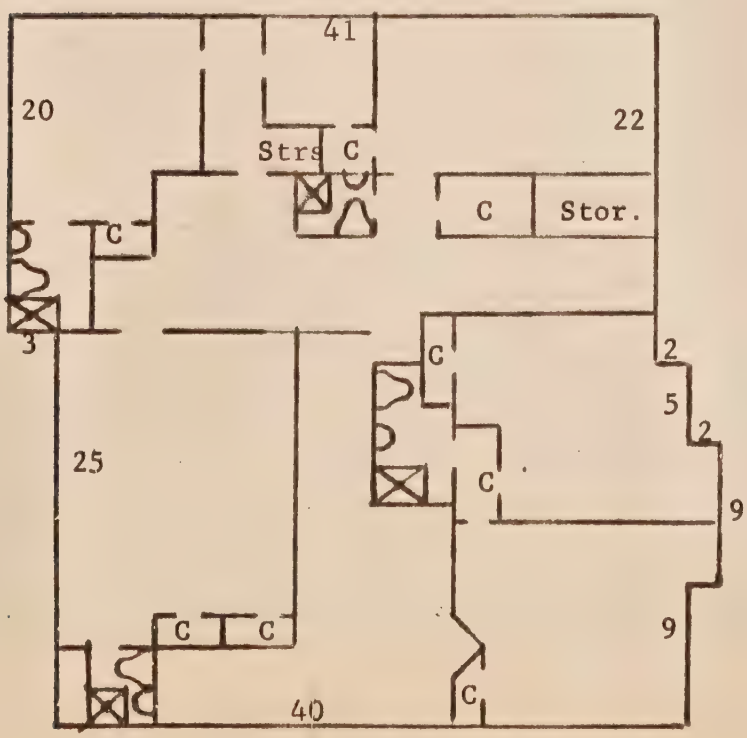
Parcel No. 24-6
283 Hancock Street

Second Floor



Second Floor: 1,732 Square Feet

Basement



Basement Level: 1,834 Square Feet

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 24, Lot 7 ADDRESS 469 N. Jackson St., Athens, Ga.

OWNER Mrs. Grover C. Moon

ADDRESS OF OWNER 469 North Jackson

TITLE DATA: DEED BOOK 36 PAGE 354 DATE OF DEED November 10, 1922

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

CONSIDERATION: STATED $ 8,750.00 INTERNAL REVENUE STAMPS $ 9.00

ASSESSED VALUATION: CITY $ 3,960.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ 87.52 STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____ September 23, 1964 IS

LAND $ 25,000 IMPROVEMENTS $ - - - TOTAL $ 25,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 24 - 7

ADDRESS: 469 North Jackson
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING $_____

OTHER LAND IMPROVEMENTS $_____

VALUE OF LAND 10,000± @$2.50 $ 25,000

ESTIMATED VALUE VIA COST APPROACH $ 25,000

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	_____ Units @ $_____ per mo.	$_____	$_____
2	_____ Units @ $_____ per mo.	$_____	$_____
3	_____ Units @ $_____ per mo.	$_____	$_____
	GRAND TOTAL	$_____	$_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____

ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

It is the opinion of the appraiser that the highest and best use of the subject property is that use permitted under its present zoning of B-3, Central Business District, notwithstanding the present improvement.

In estimating the value factor applicable to the subject property, the appraiser adjusted the price per square foot of the known and noted sales. Adjustments for items of dissimilarity were made.

The reader's attention is invited to that part of the narrative report entitled "Justification of the Land Value Estimate" wherein the appraiser discusses these sales and methodology employed in the value conclusions.

INDICATED FINAL VALUE ESTIMATE $ 25,000

PARCEL # 24 - 7

ADDRESS: 469 North Jackson
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	____ Sq. Ft.	$____	$____	$____	$____
2	____ Sq. Ft.	$____	$____	$____	$____
3	____ Sq. Ft.	$____	$____	$____	$____

WALKS, DRIVES, AND LANDSCAPING $____

OTHER LAND IMPROVEMENTS $____

VALUE OF LAND 10,000□ @$2.50 $ 25,000

ESTIMATED VALUE VIA COST APPROACH $ 25,000

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	____ Units @ $____ per mo.	$____	$____
2	____ Units @ $____ per mo.	$____	$____
3	____ Units @ $____ per mo.	$____	$____
	GRAND TOTAL	$____	$____

GROSS INCOME PROCESSED THUSLY $____ MTHLY/ANN. X ____ MULTIPLIER/MULTIPLE = $____

ESTIMATED VALUE VIA INCOME APPROACH $____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $____

CORRELATION:

It is the opinion of the appraiser that the highest and best use of the subject property is that use permitted under its present zoning of B-3, Central Business District, notwithstanding the present improvement.

In estimating the value factor applicable to the subject property, the appraiser adjusted the price per square foot of the known and noted sales. Adjustments for items of dissimilarity were made.

The reader's attention is invited to that part of the narrative report entitled "Justification of the Land Value Estimate" wherein the appraiser discusses these sales and methodology employed in the value conclusions.

INDICATED FINAL VALUE ESTIMATE $ 25,000

PARCEL # 24-7
ADDRESS: Jackson Street
Athens, Georgia

IMPROVEMENT NO. 1

Two Story Single Family Residence
TYPE
Converted to Rooming House

LOT		TOPOGRAPHY			STREET IMPROVEMENTS			
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB
60 x 133 x 62.5 x 132	10,000 □			X	Macadam	Concrete	Granite

FOUNDATION
SLAB
PIERS Brick with 4" concrete block underpinning
OTHER

BASEMENT
CEMENT
DIRT X Storage Area, approx. 200□

EXTERIOR WALLS
BRICK
FRAME Asbestos shingles
CONCRETE BLOCK
OTHER

ROOF
Gable and hip; metal; 12" overhang; no gutters or downspouts

INTERIOR WALLS
PLASTER X
SHEET ROCK X
OTHER Celotex ceiling

FLOORS
HARDWOOD
PINE X
CEMENT
OTHER Linoleum

HEATING Converted from
CENTRAL oil, gas - gravity
FLOOR FURNACE
RADIANT
OTHER

PLUMBING (3 with shower
3 FIXTURE 5 in lieu of tub)
2 FIXTURE
WATER CLOSET
TILE
OUTSIDE
~~NONE~~ 2 shampoo bowls
KITCHEN SINK 1 compt. cab.
HOT WATER HEATER
Two - 40 gallon gas

PORCH 3 Open

ROOMS
TOTAL ROOMS 10 down, 6 up
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS

MISC. EQUIPMENT
Electric range outlet

UTILITIES
WATER X
ELECTRICITY X
SEWER X
GAS X

AGE Original over 50 years
Substantial additions during past 30 years

OCCUPANCY
OWNER X
TENANT X

GENERAL CONDITIONS AND REMARKS:

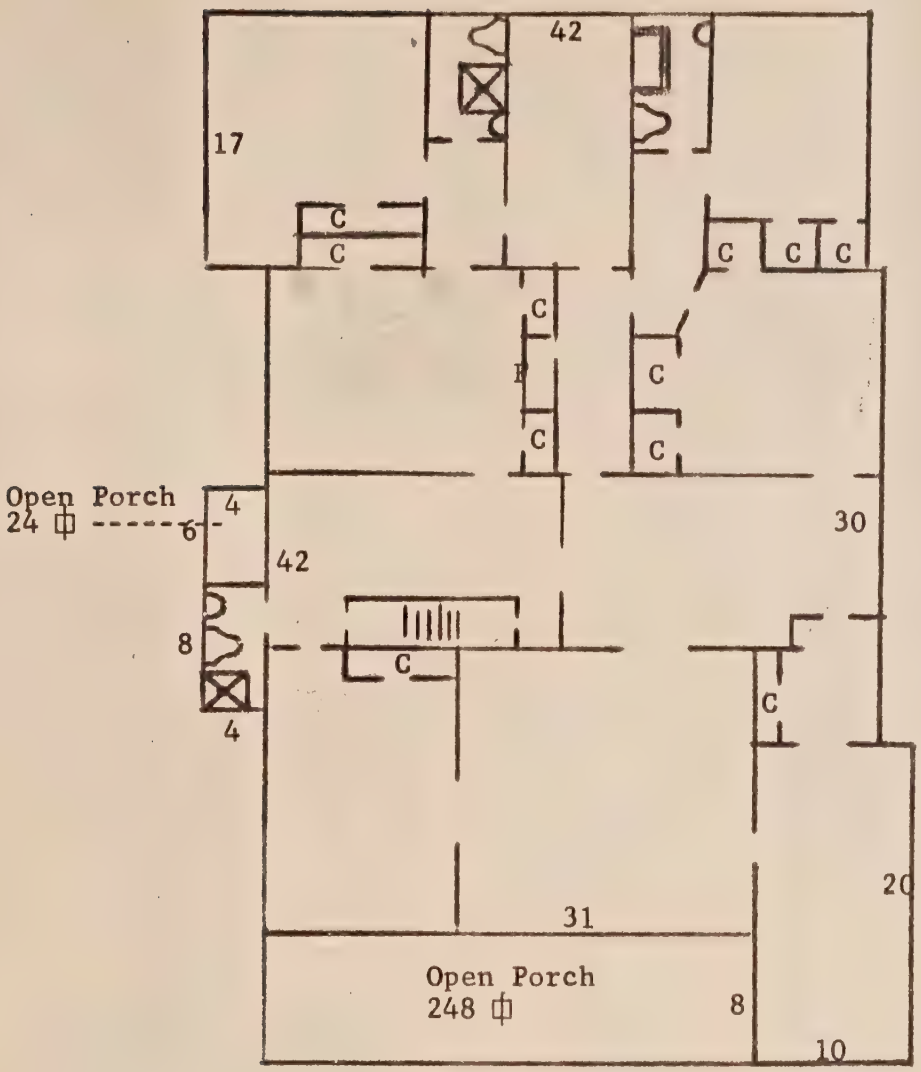
Exterior: Generally in fair condition; base of columns sagging and rotting at front; steps rotting; evidence of roof leak; iron rail at steps.

Interior: Generally in fair condition; however, floor sagging; sooty.

Approximately: 216 square feet of corrugated sheet metal clad garage with dirt floor; 160 square feet of brick walk; 465 square feet of concrete walk; concrete drive in poor condition.

Parcel No. 24-7
Jackson Street

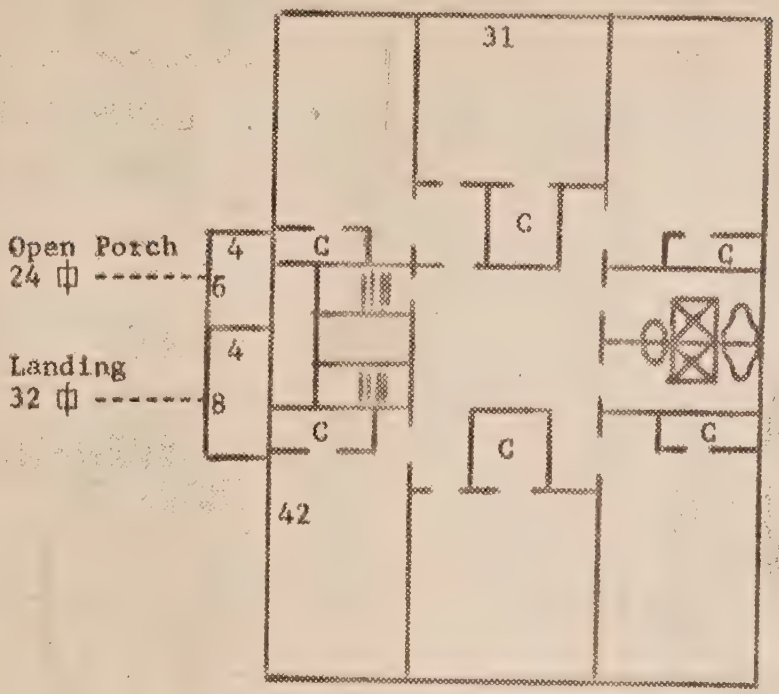
First Floor



Two Story Asbestos Shingles: First Floor: 2,488 Square Feet

Parcel No. 24-7
Jackson Street

Second Floor



Second Floor: 1,302 Square Feet

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 25, Lot 1 ADDRESS 378 - 382 Dougherty Street

OWNER Hubert H. Carter

ADDRESS OF OWNER West Lake Drive

TITLE DATA: DEED BOOK 160 PAGE 171 DATE OF DEED August 14, 1956

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

CONSIDERATION: STATED $ 17,500.00 INTERNAL REVENUE STAMPS $ 19.25

ASSESSED VALUATION: CITY $ 8,360.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ 124.32 STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 20,250 IMPROVEMENTS $ 33,750 TOTAL $ 54,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 918
DECATUR, GEORGIA

PARCEL # 25 - 1

ADDRESS: 378-382 Dougherty St.
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	4,840 Sq. Ft.	$ 7.25	$ 35,090	$ 1,790	$ 33,300
2	Sq. Ft.	$	$	$	$
3	Sq. Ft.	$	$	$	$

WALKS, DRIVES, AND LANDSCAPING	$ 650
OTHER LAND IMPROVEMENTS	$ -
VALUE OF LAND 8,100 @ $2.50	$ 20,250
ESTIMATED VALUE VIA COST APPROACH	$ 54,200

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
	90¢ per square foot		
1	Units @ $ 362.50 per mo.	$ 362.50	$ 4,350
2	Units @ $ per mo.	$	$
3	Units @ $ per mo.	$	$
	GRAND TOTAL	$ 362.50	$ 4,350

GROSS INCOME PROCESSED THUSLY $ 4,350 MTHLY/ANN. X 12 MULTIPLIER/MULTIPLE = $ 52,200

ESTIMATED VALUE VIA INCOME APPROACH $ 52,000

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

The appraiser did not find any sales which were of sufficient comparability to offer an indication of value.

ESTIMATED VALUE VIA MARKET APPROACH $

CORRELATION:

Because of the relative recent construction, the appraiser is of the opinion that the cost offers a good indication of the value. This estimate was strongly substantited by the income analysis.

INDICATED FINAL VALUE ESTIMATE $ 54,000

PARCEL # 25 - 1

ADDRESS: 378-382 Dougherty St.
Athens, Ga.

IMPROVEMENT NO. 1

One Story Commercial Garage
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVER	SIDEWALK	CURB
112 x 62± x 73 x 37.5 x 98.5	8,100 ☐			X	Macadam	Concrete	Granite

FOUNDATION
- SLAB: X
- PIERS:
- CONTINUOUS WALL:
- OTHER:

BASEMENT None
- CEMENT:
- DIRT:

EXTERIOR WALLS
- BRICK: 8"
- FRAME:
- CONCRETE BLOCK:
- OTHER:

ROOF
Flat; tar & gravel; 2' parapet with tile cap, gutters & downspouts.

INTERIOR WALLS
- PLASTER:
- SHEET ROCK:
- OTHER: Painted brick, Office. Unfinished, other areas. Acoustical tile clg., Office.

FLOORS
- HARDWOOD:
- PINE:
- CEMENT: X
- OTHER: Asphalt tile, Office

HEATING
- CENTRAL:
- FLOOR FURNACE: 4 Ceiling Furnaces
- RADIANT:
- OTHER:

PLUMBING
- 3 FIXTURE: 1
- 2 FIXTURE: 2
- WATER CLOSET:
- TILE:
- OUTSIDE:
- NONE:
- KITCHEN SINK:
- HOT WATER HEATER: 30 Gal. Gas
- PORCH:

ROOMS
- TOTAL ROOMS: 4
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:

MISC. EQUIPMENT
Water Cooler

UTILITIES
- WATER: X
- ELECTRICITY: X
- SEWER: X
- GAS: X

AGE Approx. 10 Yrs.

OCCUPANCY
- OWNER: X
- TENANT:

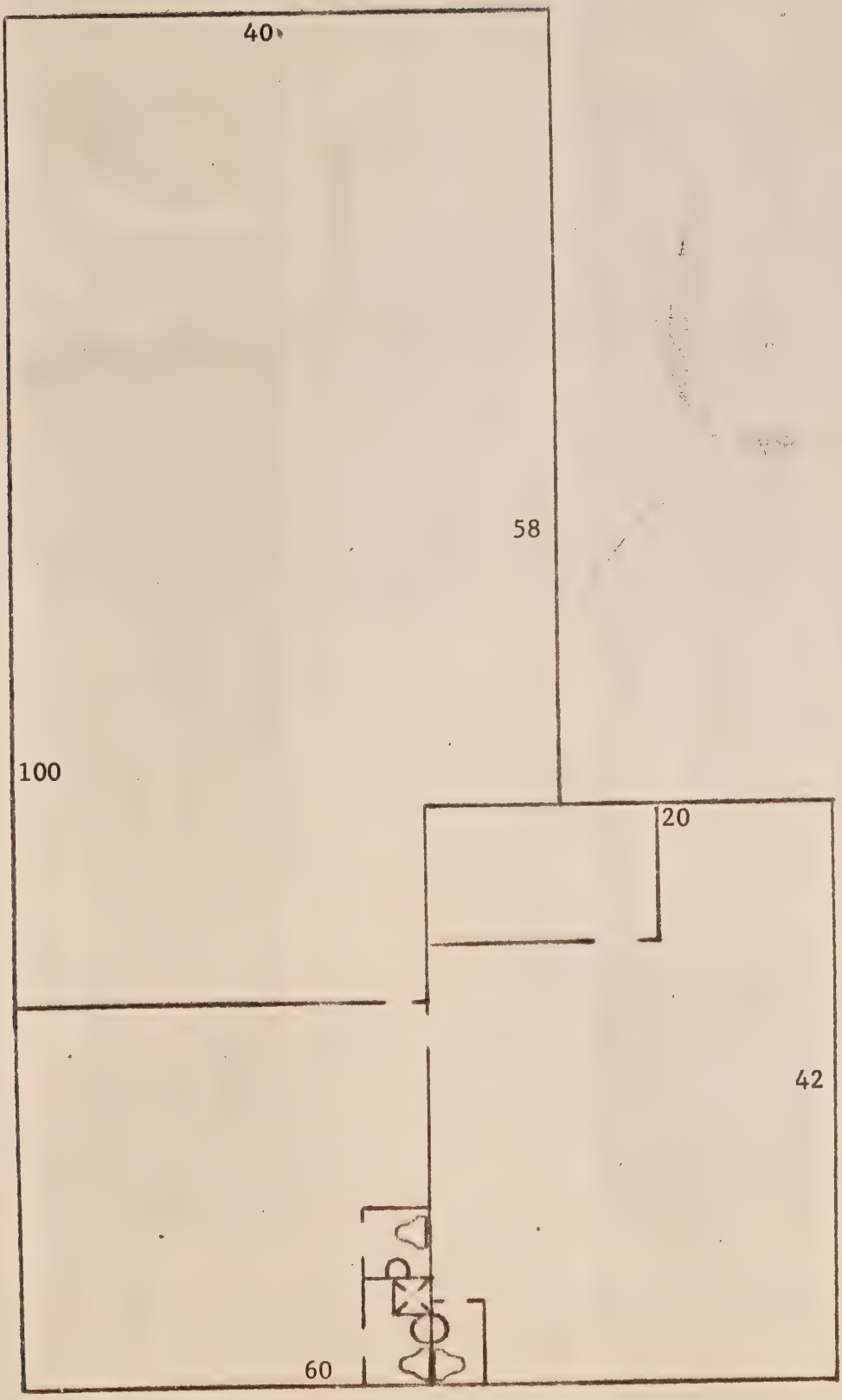
GENERAL CONDITIONS AND REMARKS:

Exterior: Generally in structurally sound and good condition.

Interior: Structurally sound and in good condition; one commode tank top broken.

Miscellaneous: 1 - 16 x 13' overhead door, motor operated; 1 - 12 x 13' overhead door; neon sign; fluorescent lights; 5 flood lights; approximately 1,880 square feet concrete paving.

Parcel No. 25-1
378-382 Dougherty Street



One Story Brick: 4,840 Square Feet

Parcel No. 25-1

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 25, Lot 2 ADDRESS S/side Dougherty Street - 112' W from Thomas St., Athens, Georgia

OWNER O. H. Arnold

ADDRESS OF OWNER Not Furnished

TITLE DATA: DEED BOOK _____ PAGE _____ DATE OF DEED _____

LEGAL DESCRIPTION

No record of deed

CONSIDERATION: STATED $ Not Furnished INTERNAL REVENUE STAMPS $ Not Furnished

ASSESSED VALUATION: CITY $ 540.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ 6.48 STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 13,500 IMPROVEMENTS $ - - - TOTAL $ 13,500

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 25-2

ADDRESS: Southside of Dougherty Street, 112' West from Thomas Street, Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING $_____

OTHER LAND IMPROVEMENTS $_____

VALUE OF LAND 4900□ @$2.75=$13,475 say $ 13,500

ESTIMATED VALUE VIA COST APPROACH $ 13,500

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	_____ Units @ $_____ per mo.	$_____	$_____
2	_____ Units @ $_____ per mo.	$_____	$_____
3	_____ Units @ $_____ per mo.	$_____	$_____

GRAND TOTAL $_____ $_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____

ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

It is the opinion of the appraiser that the highest and best use of the subject property is that use permitted under its present zoning of B-3, Central Business District.

In estimating the value factor applicable to the subject property, the appraiser adjusted the price per square foot of the known and noted sales. Adjustments for items of dissimilarity were made.

The reader's attention is invited to that part of the narrative report entitled "Justification of the Land Value Estimate" wherein the appraiser discusses these sales and methodology employed in the value conclusions.

INDICATED FINAL VALUE ESTIMATE $ 13,500

PARCEL # 25-2

ADDRESS: South side of Dougherty Street, 112' West from Thomas Street, Athens, Georgia

IMPROVEMENT NO._____

Vacant Lot
TYPE

LOT DIMENSIONS	AREA	TOPOGRAPHY ABOVE	BELOW	LEVEL	STREET IMPROVEMENTS PAVED	SIDEWALK	CURB
40 x 98.5 x 19.5 x 26 x 20 x 107.5	4,900 ±			X	Macadam	None	Concrete

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL
- OTHER

BASEMENT
- CEMENT
- DIRT

EXTERIOR WALLS
- BRICK
- FRAME
- CONCRETE BLOCK
- OTHER

ROOF

INTERIOR WALLS
- PLASTER
- SHEET ROCK
- OTHER

FLOORS
- HARDWOOD
- PINE
- CEMENT
- OTHER

HEATING
- CENTRAL
- FLOOR FURNACE
- RADIANT
- OTHER

PLUMBING
- 3 FIXTURE
- 2 FIXTURE
- WATER CLOSET
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK
- HOT WATER HEATER

PORCH

ROOMS
- TOTAL ROOMS
- UNITS ____ ROOMS
- UNITS ____ ROOMS
- UNITS ____ ROOMS
- UNITS ____ ROOMS

MISC. EQUIPMENT

UTILITIES
- WATER Available
- ELECTRICITY Available
- SEWER Available
- GAS Available

AGE

OCCUPANCY
- OWNER
- TENANT X

GENERAL CONDITIONS AND REMARKS:

Lot level at street elevation; approximately 4,900 square feet macadam paved; paving rough and broken, however condition adequate. Lot is used for parking automobiles, with a total of 14 spaces and maximum parking for nineteen automobiles.

Parcel No. 25-2

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 25, Lot 3 ADDRESS 362 Dougherty Street, Athens, Georgia

OWNER Mrs. Clara Poss Adams

ADDRESS OF OWNER 362 East Dougherty Street

TITLE DATA: DEED BOOK 114 PAGE 509 DATE OF DEED June 10, 1949

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department,

CONSIDERATION: STATED $ Love and affection INTERNAL REVENUE STAMPS $ None

ASSESSED VALUATION: CITY $ 1,400.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ 24.80 STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING ___

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____ September 23, 1964 IS

LAND $ 13,000 IMPROVEMENTS $ - - - TOTAL $ 13,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 913
DECATUR, GEORGIA

PARCEL # 25-3

ADDRESS: 362 Dougherty Street
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING $_____

OTHER LAND IMPROVEMENTS $_____

VALUE OF LAND 4700□ @ $2.75=$12,925 say $ 13,000

ESTIMATED VALUE VIA COST APPROACH $ 13,000

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	_____ Units @ $_____ per mo.	$_____	$_____
2	_____ Units @ $_____ per mo.	$_____	$_____
3	_____ Units @ $_____ per mo.	$_____	$_____
	GRAND TOTAL	$_____	$_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____

ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

It is the opinion of the appraiser that the highest and best use of the subject property is that use permitted under its present zoning of B-3, Central Business District, notwithstanding the present improvement.

In estimating the value factor applicable to the subject property, the appraiser adjusted the price per square foot of the known and noted sales. Adjustments for items of dissimilarity were made.

The reader's attention is invited to that part of the narrative report entitled "Justification of the Land Value Estimate" wherein the appraiser discusses these sales and methodology employed in the value conclusions.

INDICATED FINAL VALUE ESTIMATE $ 13,000

PARCEL # 25-3

ADDRESS: 362 Dougherty Street
Athens, Georgia

IMPROVEMENT NO. 1

One Story Single Family Residence
TYPE

LOT		TOPOGRAPHY		STREET IMPROVEMENTS			
41.3 x 107.5	4,700 □			X	Macadam	None	Concrete
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
- SLAB
- PIERS: Brick
- CONTINUOUS WALL
- OTHER

BASEMENT: None
- CEMENT
- DIRT

EXTERIOR WALLS
- BRICK
- FRAME: X
- CONCRETE BLOCK
- OTHER

ROOF
Gable; sheet metal; 10" overhang; no gutters or downspouts

INTERIOR WALLS
- PLASTER: X
- SHEET ROCK
- OTHER: Wood dado at bath

FLOORS
- HARDWOOD
- PINE: X
- CEMENT
- OTHER

HEATING
- CENTRAL
- FLOOR FURNACE
- RADIANT: Gas
- OTHER

PLUMBING
- 3 FIXTURE: One
- 2 FIXTURE
- WATER CLOSET
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK: 1 sing. compt.
- HOT WATER HEATER: 40 gallon electric

PORCH: 1 Open; 1 Screen; 1 Enclosed

ROOMS
- TOTAL ROOMS: 5
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____

MISC. EQUIPMENT
Electric range outlet

UTILITIES
- WATER: X
- ELECTRICITY: X
- SEWER: X
- GAS: X

AGE: Approximately 50 years

OCCUPANCY
- OWNER: X
- TENANT

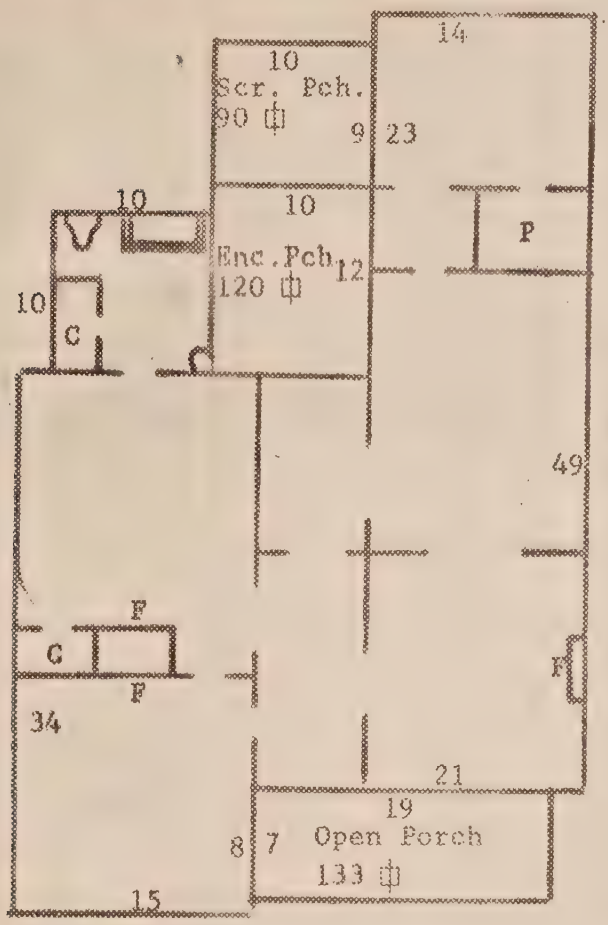
GENERAL CONDITIONS AND REMARKS:

Exterior: Generally in good condition; however, paint peeling; evidence of leaks at porches, ceiling decks warping; enclosed porch has unfinished interior; siding at screen porch unpainted.

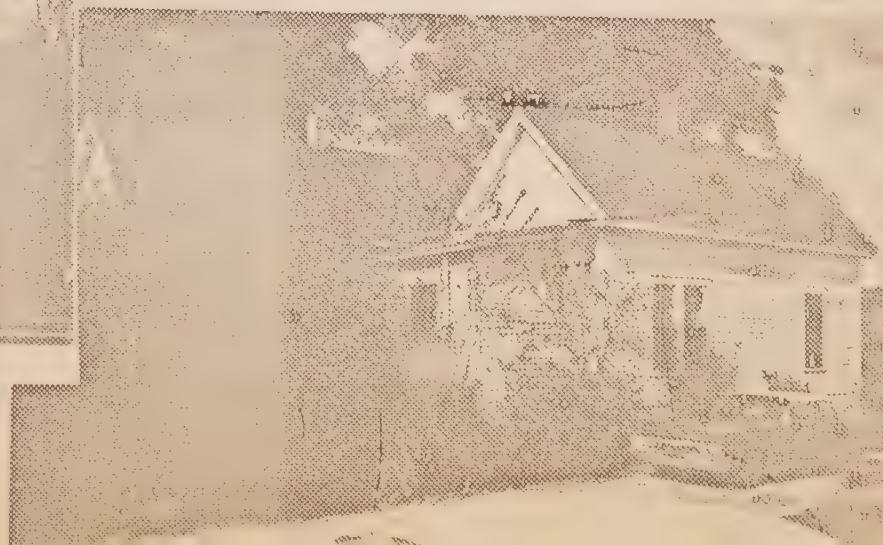
Interior: Generally in good condition and very clean; however, area at kitchen and pantry sagging; plaster cracking slightly; attic partly insulated.

Approximately: 56 square feet of frame storage shed with composition roll gable roof and dirt floor; 30 square feet of concrete area; 40 lineal feet of granite stone retaining wall, approximately 3 feet high, at back of lot.

Parcel No. 25-3
362 Dougherty Street



One Story Frame: 1,478 Square Feet



PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 25, Lot 4 ADDRESS 343 Hancock Street

OWNER A. W. Brumby

ADDRESS OF OWNER 343 East Hancock Avenue

TITLE DATA: DEED BOOK _____ PAGE _____ DATE OF DEED _____

LEGAL DESCRIPTION

No record of deed

CONSIDERATION: STATED $ _____ INTERNAL REVENUE STAMPS $ _____

ASSESSED VALUATION: CITY $ 3,710.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ 76.52 STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 77,500 IMPROVEMENTS $ - - - TOTAL $ 77,500

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 918
DECATUR, GEORGIA

PARCEL # 25-4
ADDRESS: 343 Hancock Street
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING $_____
OTHER LAND IMPROVEMENTS $_____
VALUE OF LAND 14,100□ @$3.00=42,300 say $ 77,500
14,100□ @$2.50=35,250
77,550
ESTIMATED VALUE VIA COST APPROACH say $ 77,500

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	____ Units @ $_____ per mo.	$_____	$_____
2	____ Units @ $_____ per mo.	$_____	$_____
3	____ Units @ $_____ per mo.	$_____	$_____
	GRAND TOTAL	$_____	$_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____
ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

It is the opinion of the appraiser that the highest and best use of the subject property is that use permitted under its present zoning of B-3, Central Business District, notwithstanding the present improvement.

In estimating the value factor applicable to the subject property, the appraiser adjusted the price per square foot of the known and noted sales. Adjustments for items of dissimilarity were made.

The reader's attention is invited to that part of the narrative report entitled "Justification of the Land Value Estimate" wherein the appraiser discusses these sales and methodology employed in the value conclusions.

INDICATED FINAL VALUE ESTIMATE $ 77,500

PARCEL # 25-4
ADDRESS: 343 Hancock Street
Athens, Georgia

IMPROVEMENT NO. 1

Two Story Single Family Residence
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB
116 x 244	28,200 ±			X	Macadam	Concrete	Granite

FOUNDATION
- SLAB
- PIERS: Brick
- CONTINUOUS WALL
- OTHER

BASEMENT
- CEMENT
- DIRT: X

EXTERIOR WALLS
- BRICK
- FRAME: X
- CONCRETE BLOCK
- OTHER

ROOF
Hip and gable; asphalt shingles; 12" overhang; gutters and downspouts at porch

INTERIOR WALLS
- PLASTER: X
- SHEET ROCK
- OTHER

FLOORS
- HARDWOOD: Oak, 4 rooms
- PINE: 6 rooms
- CEMENT
- OTHER

HEATING
- CENTRAL: X
- FLOOR FURNACE
- RADIANT
- OTHER

PLUMBING
- 3 FIXTURE: Three
- 2 FIXTURE: One
- WATER CLOSET
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK: 1 sing. compt.
- HOT WATER HEATER: 1-40 gallon electric; 2-30 gal. elec.

PORCH: 1 Open; 1 Screen; 1 Enclosed

ROOMS
- TOTAL ROOMS: 10 (3 Up, 7 Down)
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____

MISC. EQUIPMENT

UTILITIES
- WATER: X
- ELECTRICITY: X
- SEWER: X
- GAS: X

AGE: Approximately 75 years

OCCUPANCY: Vacant
- OWNER
- TENANT

GENERAL CONDITIONS AND REMARKS:

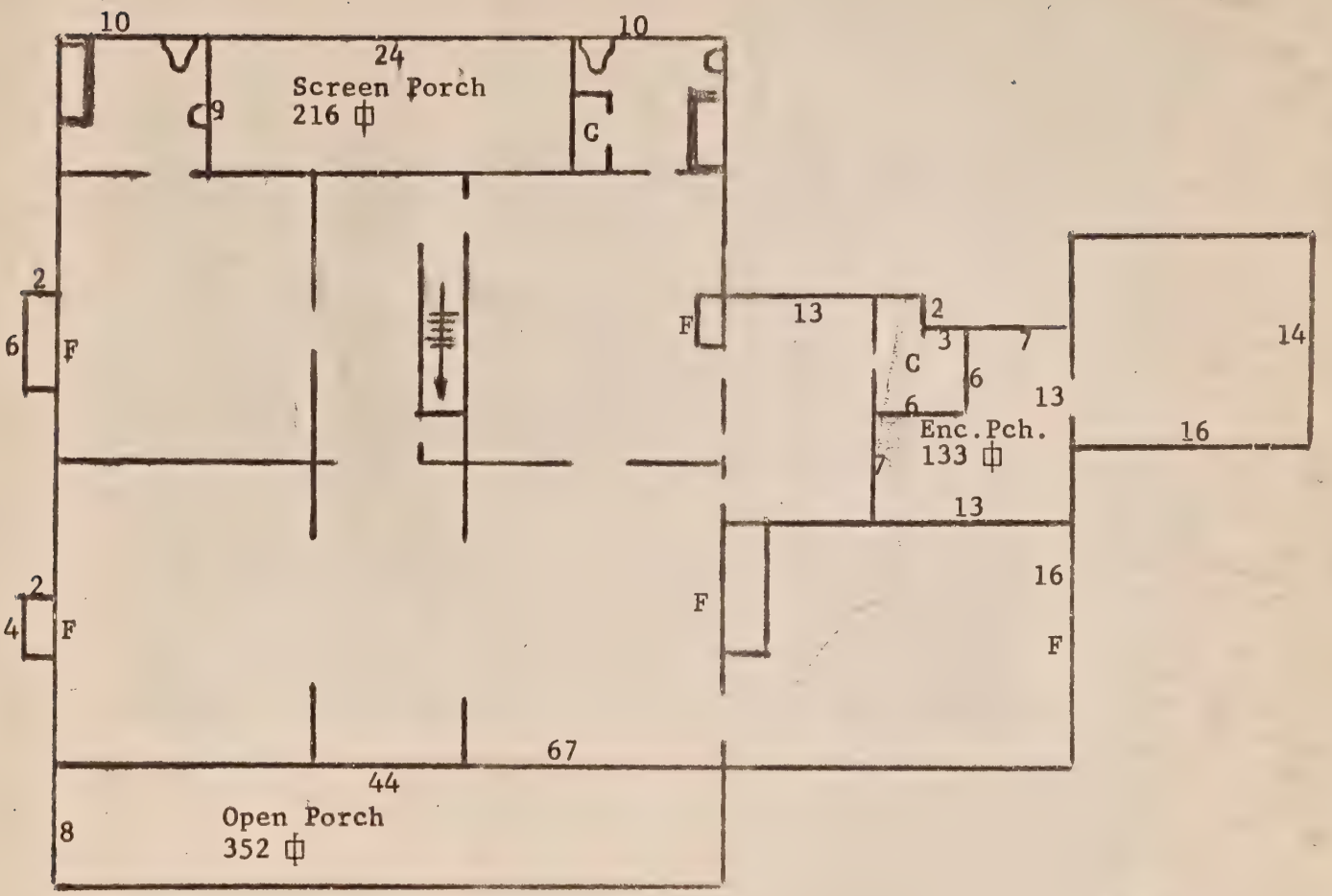
Exterior: Generally in fair condition; sill rotting at porch; eaves rotting; evidence of roof leak; wood steps rotting.

Interior: Generally in fair condition; however, plaster cracked; floor sagging; holes in plaster; wallpaper peeling.

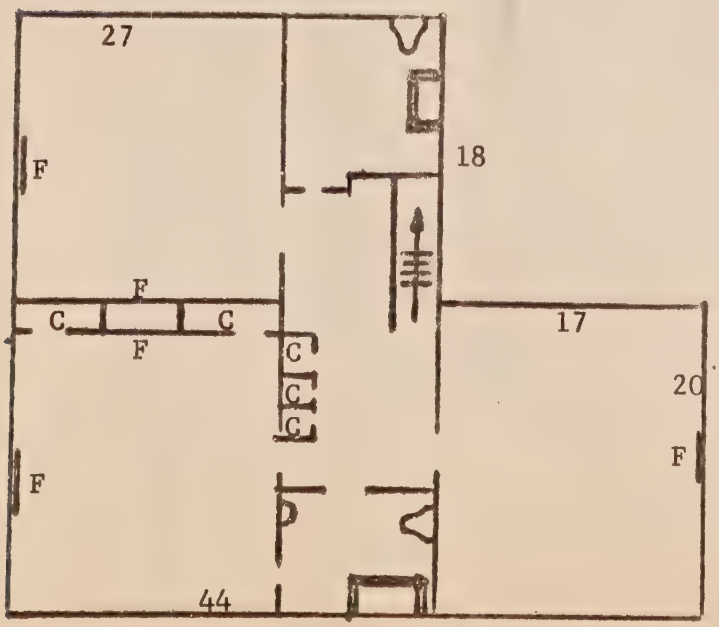
Miscellaneous: Several brick pillars at entrance and approximately 750 square feet of brick walk, part missing.

Parcel No. 25-4
343 Hancock Street

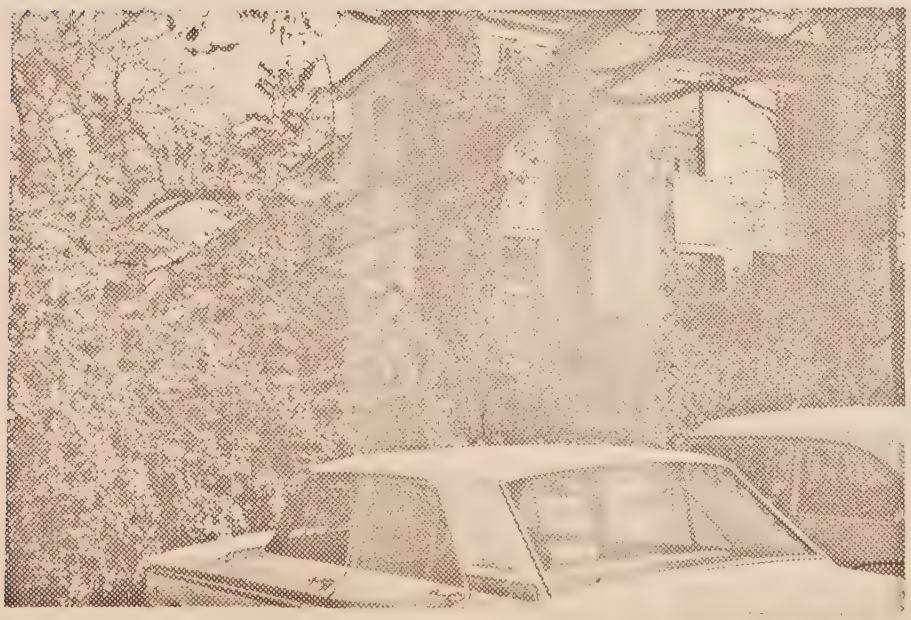
First Floor



Two Story Frame: First Floor, 2,700 Square Feet



Second Floor: 1,366 Square Feet



PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 25, Lot 4A ADDRESS Southside of Dougherty Street, 60 feet east from Jackson Street

OWNER Mrs. Eunice Fowler Robertson

ADDRESS OF OWNER 1909 Lumpkin Street

TITLE DATA: DEED BOOK 169 PAGE 161 DATE OF DEED December 30, 1957

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

CONSIDERATION: STATED $ 1.00 + Love and Affection INTERNAL REVENUE STAMPS $ None

ASSESSED VALUATION: CITY $ 1150.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ 60.00 STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District.

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 18,500 IMPROVEMENTS $ ---- TOTAL $ 18,500

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 25 - 4A

ADDRESS: Southside of Dougherty Street, 60' east from Jackson Street, Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING Macadam paving 6800□' @$.20 $_____

OTHER LAND IMPROVEMENTS $ 1,360

VALUE OF LAND 6800□' @$2.50=$17,000 $ 17,000

ESTIMATED VALUE VIA COST APPROACH $ 18,360

say 18,500

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	_____ Units @ $_____ per mo.	$_____	$_____
2	_____ Units @ $_____ per mo.	$_____	$_____
3	_____ Units @ $_____ per mo.	$_____	$_____
	GRAND TOTAL	$_____	$_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____

ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

It is the opinion of the appraiser that the highest and best use of the subject property is that use permitted under its present zoning of B-3, Central Business District.

In estimating the value factor applicable to the subject property, the appraiser adjusted the price per square foot of the known and noted sales. Adjustments for items of dissimilarity were made.

The reader's attention is invited to that part of the narrative report entitled "Justification of the Land Value Estimate" wherein the appraiser discusses these sales and methodology employed in the value conclusions.

INDICATED FINAL VALUE ESTIMATE $ 18,500

PARCEL # 25-4A

ADDRESS: South side of Dougherty Street, 60 ' east from Jackson Street, Athens, Georgia

IMPROVEMENT NO. _____

Vacant Lot
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
60 x 110	6,800 □		See Remarks	Macadam	None		Concrete
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL
- OTHER

BASEMENT
- CEMENT
- DIRT

EXTERIOR WALLS
- BRICK
- FRAME
- CONCRETE BLOCK
- OTHER

ROOF

INTERIOR WALLS
- PLASTER
- SHEET ROCK
- OTHER

FLOORS
- HARDWOOD
- PINE
- CEMENT
- OTHER

HEATING
- CENTRAL
- FLOOR FURNACE
- RADIANT
- OTHER

PLUMBING
- 3 FIXTURE
- 2 FIXTURE
- WATER CLOSET
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK
- HOT WATER HEATER

PORCH

ROOMS
- TOTAL ROOMS
- UNITS ROOMS
- UNITS ROOMS
- UNITS ROOMS
- UNITS ROOMS

MISC. EQUIPMENT

UTILITIES
- WATER Available
- ELECTRICITY Available
- SEWER Available
- GAS Available

AGE

OCCUPANCY Vacant lot
- OWNER
- TENANT

GENERAL CONDITIONS AND REMARKS:

Lot rises gently to the rear; slag and macadam paved; paving rough and broken, however, adequate.

Parcel No. 25-4A

PARCEL # 25-5

PROJECT: College Avenue

PROJECT #: Ga. R-51

PARCEL APPRAISAL REPORT

1 Front	2000 Sq. Ft.	$ 40.00	$ 80,000	see below	see below
2 Rear	2850 Sq. Ft.	$ 10.00	$ 28,500	57,400	57,400
					20,000

PARCEL # Block 25, Lot 5 ADDRESS North side of Hancock Street

OWNER Trustees of the Congregation of the Children of Israel

ADDRESS OF OWNER 315 East Hancock Avenue

TITLE DATA: DEED BOOK BB PAGE 263 DATE OF DEED October 30, 1878

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

Not Applicable

CONSIDERATION: STATED $ 700.00 INTERNAL REVENUE STAMPS $ None

ASSESSED VALUATION: CITY $ None STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ None STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ YEARS REMAINING

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF September 23, 1964 IS

LAND $ 40,000 IMPROVEMENTS $ 78,000 TOTAL $ 118,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 25-5

ADDRESS: Hancock Street
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1 Front	2050 Sq. Ft.	$ 30.00	$61,500	$ see below	$ see below
Bsmt	2050 Sq. Ft.	$ 10.00	$20,500	$ 24,600	$ 57,400
2	2068 Sq. Ft.	$ 12.25	$25,333	$ 5,333	$ 20,000

WALKS, DRIVES, AND LANDSCAPING $ 500

OTHER LAND IMPROVEMENTS $

VALUE OF LAND 7200□ @ $2.50=18,000 say $ 40,000
7200□ @ $3.00=21,600
39,600

ESTIMATED VALUE VIA COST APPROACH $117,900
118,000

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
	Not Applicable		
1	____ UNITS @ $____ PER MO.	$	$
2	____ UNITS @ $____ PER MO.	$	$
3	____ UNITS @ $____ PER MO.	$	$
	GRAND TOTAL	$	$

GROSS INCOME PROCESSED THUSLY $____ MTHLY/ANN. X ____ MULTIPLIER/MULTIPLE = $____

ESTIMATED VALUE VIA INCOME APPROACH $____

MARKET APPROACH Not applicable.

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $____

CORRELATION:

The special use characteristics of the subject property places it within the realm of a cost analysis only. The appraiser checked the cost new estimate carefully and believes because the building is well maintained and in good condition that the indication of value is reliable. The pews and stained glass were considered in the evaluation.

INDICATED FINAL VALUE ESTIMATE $ 118,000

PARCEL # 25 - 5
ADDRESS: Hancock Street
Athens, Ga.

IMPROVEMENT NO. 1

Church
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
60 x 240	14,400 ☐		Slopes downward to the North		Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVER	SIDEWALK	CURB

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL X
- OTHER

BASEMENT
- CEMENT X
- DIRT

EXTERIOR WALLS
- BRICK 12"
- FRAME
- CONCRETE BLOCK
- OTHER

ROOF
Gable; sheet metal; 8" overhang; gutters & down-spouts.

INTERIOR WALLS
- PLASTER X
- SHEET ROCK
- OTHER Prefinished Plywood; acoustical ceilings; Celotex ceilings.

FLOORS
- HARDWOOD Oak - Rear
- PINE X
- CEMENT Rubber Tile
- OTHER Cork tile entrance Linoleum in ,kitchen.

HEATING
- CENTRAL Gas
- FLOOR FURNACE
- RADIANT
- OTHER

PLUMBING
- 3 FIXTURE 2
- 2 FIXTURE
- WATER CLOSET
- TILE Asphalt & Linoleum Floor
- OUTSIDE
- NONE
- KITCHEN SINK 1 Single and 1 Double Compt.
- HOT WATER HEATER

PORCH

ROOMS
- TOTAL ROOMS 11
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____

MISC. EQUIPMENT
Electric Range Outlet
Vent-a-Hood

UTILITIES
- WATER X
- ELECTRICITY X
- SEWER X
- GAS X

AGE Approx. 75 Yrs.

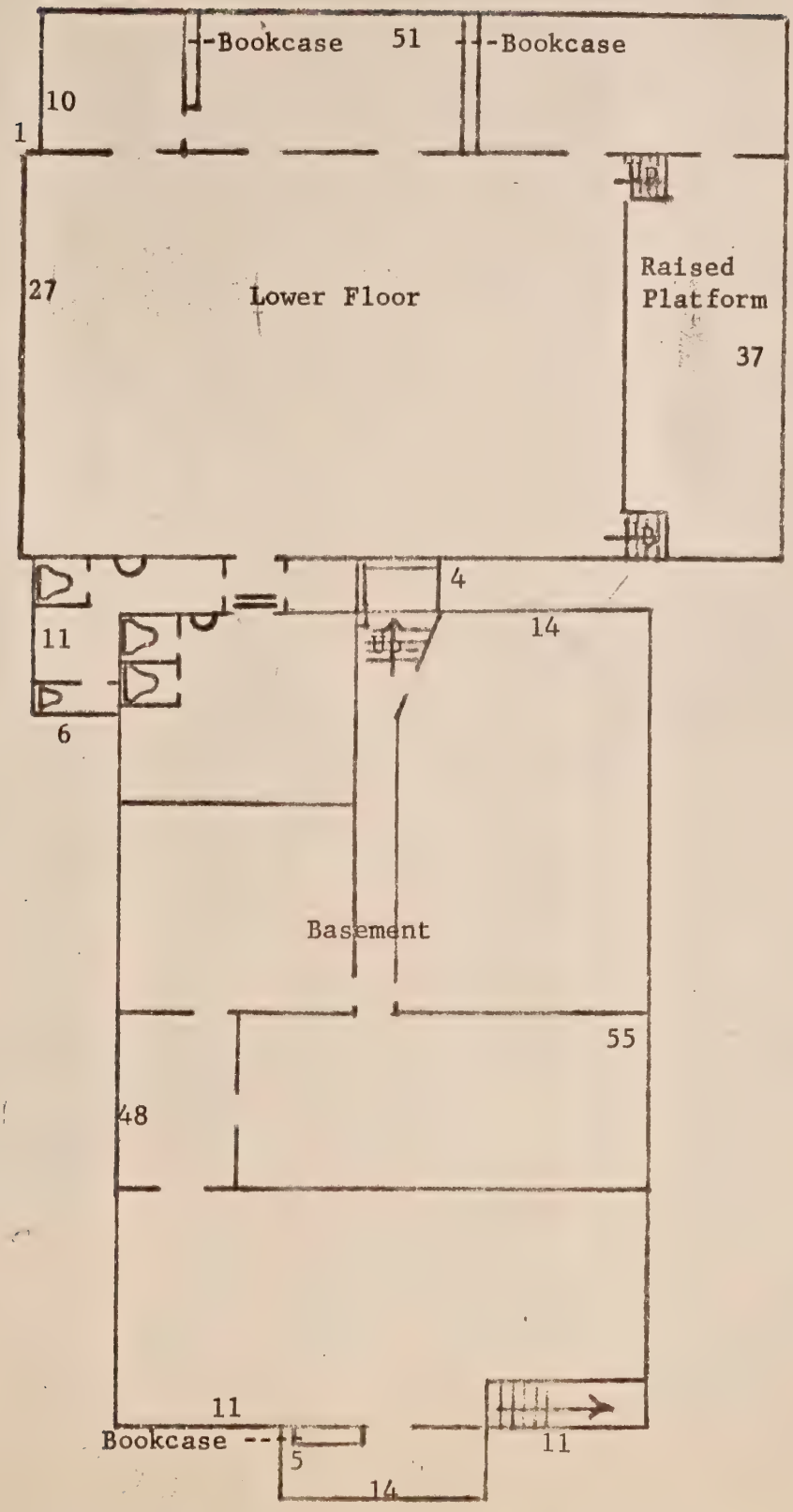
OCCUPANCY
- OWNER X
- TENANT

GENERAL CONDITIONS AND REMARKS:

Exterior and interior generally in good condition; however, plaster cracked in some places and paint peeling; hole in plaster in one room; door to furnace room dragging. Approximately 32 linear feet base cabinets; approximately 93 square feet wall cabinets. Balcony on upper floor, containing approximately 286 square feet.

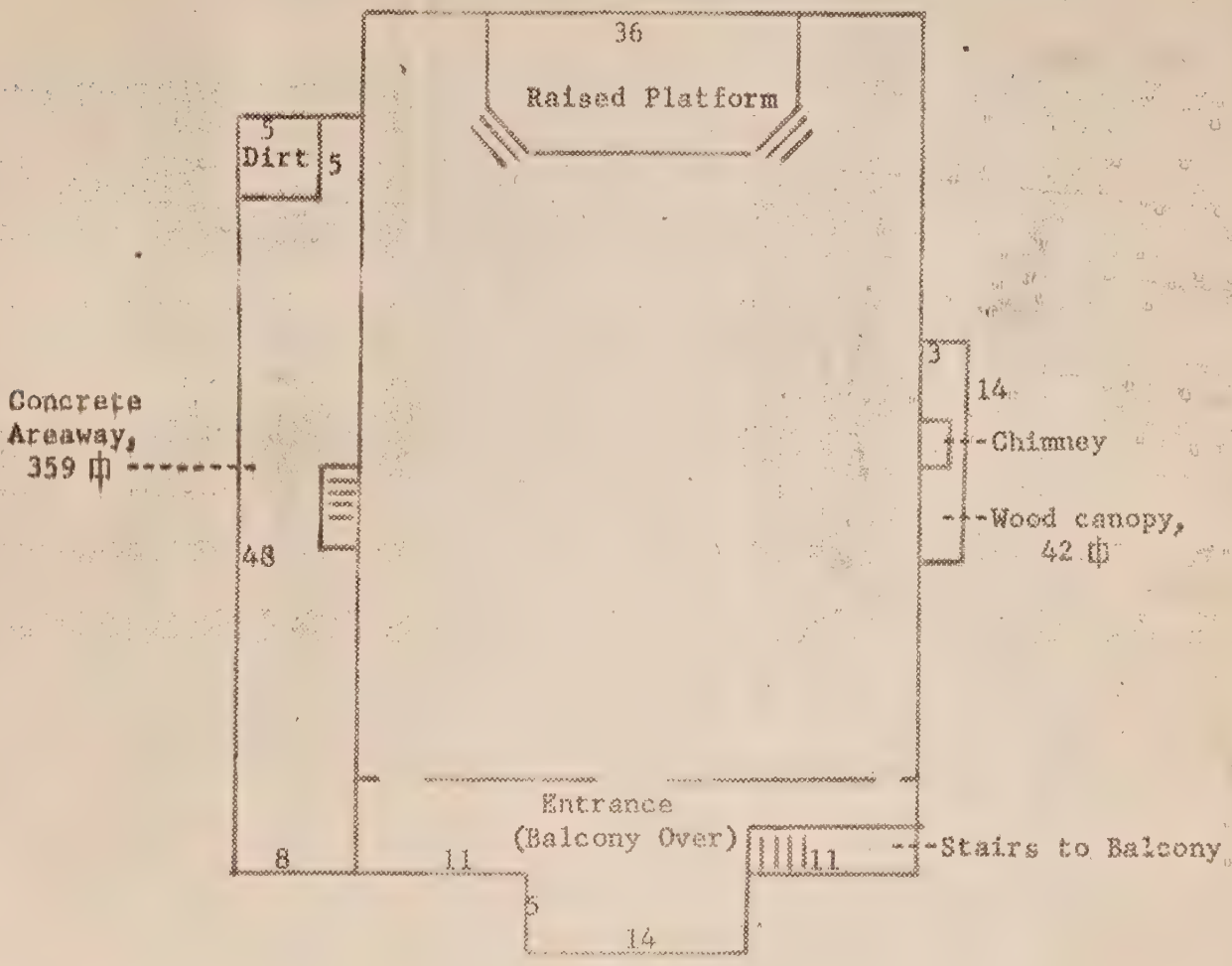
Miscellaneous: Approximately 242 square feet concrete walks; approximately 6,500 square feet macadam paving; 28 pews 10'-6" long; stained glass windows.

Parcel No. 25-5
Hancock Street



Lower Floor and Basement: 4,118 Square Feet

Parcel No. 25-5
Hancock Street



Two Story Brick: Upper Floor: 2,050 Square Feet
Lower Floor & Basement: 4,118 Square Feet

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 25, Lot 6 ADDRESS North side of Hancock Street, 60 feet east from Jackson Street

OWNER Earl B. and Mrs. Johnnie B. Braswell

ADDRESS OF OWNER 225 Mt. Vernon Place

TITLE DATA: DEED BOOK 154 PAGE 316 DATE OF DEED January 3, 1956

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

CONSIDERATION: STATED $ 8,000.00 INTERNAL REVENUE STAMPS $ 8.80

ASSESSED VALUATION: CITY $ 1,790.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ 19.24 STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 24,000 IMPROVEMENTS $ --- TOTAL $ 24,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 25 - 6

ADDRESS: North side Hancock Street, 60' east from Jackson Street Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING $_____

OTHER LAND IMPROVEMENTS Macadam paving 7500□ @ $.20 $ 1,500

VALUE OF LAND 7500□ @ $3.00=$22,500 $ 22,500

ESTIMATED VALUE VIA COST APPROACH $ 24,000

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	_____ Units @ $_____ per mo.	$_____	$_____
2	_____ Units @ $_____ per mo.	$_____	$_____
3	_____ Units @ $_____ per mo.	$_____	$_____
	GRAND TOTAL	$_____	$_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____

ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

It is the opinion of the appraiser that the highest and best use of the subject property is that use permitted under its present zoning of B-3, Central Business District.

In estimating the value factor applicable to the subject property, the appraiser adjusted the price per square foot of the known and noted sales. Adjustments for items of dissimilarity were made.

The reader's attention is invited to that part of the narrative report entitled "Justification of the Land Value Estimate" wherein the appraiser discusses these sales and methodology employed in the value conclusions.

INDICATED FINAL VALUE ESTIMATE $ 24,000

PARCEL # 25-6

ADDRESS: North side Hancock Street, 60' east from Jackson Street
Athens, Georgia

IMPROVEMENT NO.

Vacant Lot
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
60 x 129.75 x 60 x 130	7,500 □	See Remarks			Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL
- OTHER

BASEMENT
- CEMENT
- DIRT

EXTERIOR WALLS
- BRICK
- FRAME
- CONCRETE BLOCK
- OTHER

ROOF

INTERIOR WALLS
- PLASTER
- SHEET ROCK
- OTHER

FLOORS
- HARDWOOD
- PINE
- CEMENT
- OTHER

HEATING
- CENTRAL
- FLOOR FURNACE
- RADIANT
- OTHER

PLUMBING
- 3 FIXTURE
- 2 FIXTURE
- WATER CLOSET
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK
- HOT WATER HEATER

PORCH

ROOMS
- TOTAL ROOMS
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____

MISC. EQUIPMENT

UTILITIES
- WATER Available
- ELECTRICITY Available
- SEWER Available
- GAS Available

AGE

OCCUPANCY Vacant lot
- OWNER
- TENANT

GENERAL CONDITIONS AND REMARKS:

Lot slopes gently to the rear and north; macadam paved; used for parking automobiles; paving rough and broken, however adequate.

Parcel No. 25-6

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 25, Lot 7 ADDRESS 363 Hancock Street

OWNER Mrs. C. A. Trussell

ADDRESS OF OWNER 662 Milledge Circle

TITLE DATA: DEED BOOK 98 PAGE 69 DATE OF DEED May 24, 1946

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

CONSIDERATION: STATED $ 100.00 and OVC INTERNAL REVENUE STAMPS $ 5.50

ASSESSED VALUATION: CITY $ 9,620.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ Not Furnished STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____ September 23, 1964 IS

LAND $ 23,000 IMPROVEMENTS $ 17,000 TOTAL $ 40,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 918
DECATUR, GEORGIA

PARCEL # 25 - 7

ADDRESS: 363 Hancock Street
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	5,653 Sq. Ft.	$ 7.00	$ 39,571	$ 15,871	$ 23,700
2	____ Sq. Ft.	$	$	$	$
3	____ Sq. Ft.	$	$	$	$

WALKS, DRIVES, AND LANDSCAPING	$ -
OTHER LAND IMPROVEMENTS	$ 400
VALUE OF LAND 7,600 ⌑ @ $3 = 22,800	$ 23,000
ESTIMATED VALUE VIA COST APPROACH	$ 47,100
	Say 47,000

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
Est. Eco.	6,733 ⌑ @ .50 per ⌑		3,366
1	____ Units @ $ ____ per mo.	$	$
2	____ Units @ $ ____ per mo.	$	$
3	____ Units @ $ ____ per mo.	$	$
	GRAND TOTAL	$	$ 3,366

GROSS INCOME PROCESSED THUSLY $ 3,366 MTHLY/ANN. X 12 MULTIPLIER/MULTIPLE = $ 40,392

ESTIMATED VALUE VIA INCOME APPROACH $ 40,500

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

The reader's attention is invited to Items 4 and 6 of the Commercial-Warehouse Sale. The depreciated per square foot rate for the building ranges from $1.31 to $4.09, adjusting for size, time and condition. The appraiser opines the indicated rate is $2.50. Therefore, 6,733 square feet at $2.50 = $16,832, plus land $23,000 equals $39,832.

ESTIMATED VALUE VIA MARKET APPROACH $ 40,000

CORRELATION:

The appraiser gave most credence to the market and income approaches.

INDICATED FINAL VALUE ESTIMATE $ 40,000

PARCEL # 25-7
ADDRESS: 363 Hancock Street
Athens, Georgia

IMPROVEMENT NO. 1

One Story Office and Warehouse Building
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS			
60 x 130	7,600 ⊓	Level at street. Drops to rear.			Macadam	Concrete	Granite	
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB	

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL Conc. Block
- OTHER

BASEMENT
- CEMENT with asphalt tile
- ~~DIRT~~ over, 2,700 ⊓

EXTERIOR WALLS
- BRICK
- FRAME
- CONCRETE BLOCK 12", stucco at front wall
- OTHER

ROOF
Front, flat, built-up, tar & gravel; Rear, arch with comp. roll & tar; gutters and downspouts

INTERIOR WALLS
- PLASTER X
- SHEET ROCK
- OTHER Celotex ceiling, 1 office

FLOORS
- HARDWOOD Oak
- PINE X
- CEMENT
- OTHER Asphalt tile; wall-to-wall carpet at one office

HEATING *
- CENTRAL Horizontal install.
- FLOOR FURNACE
- RADIANT Gas
- OTHER 2 overhead gas heaters

PLUMBING
- 3 FIXTURE
- 2 FIXTURE Two
- WATER CLOSET
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK
- HOT WATER HEATER

PORCH None

ROOMS
- TOTAL ROOMS 12 (7 + 5 at bsmt.)
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____

MISC. EQUIPMENT
220 wiring (2)
Air conditioning outlet (3)

UTILITIES
- WATER X
- ELECTRICITY X
- SEWER X
- GAS X

AGE Approximately 25 years

OCCUPANCY
- OWNER
- TENANT X

GENERAL CONDITIONS AND REMARKS:

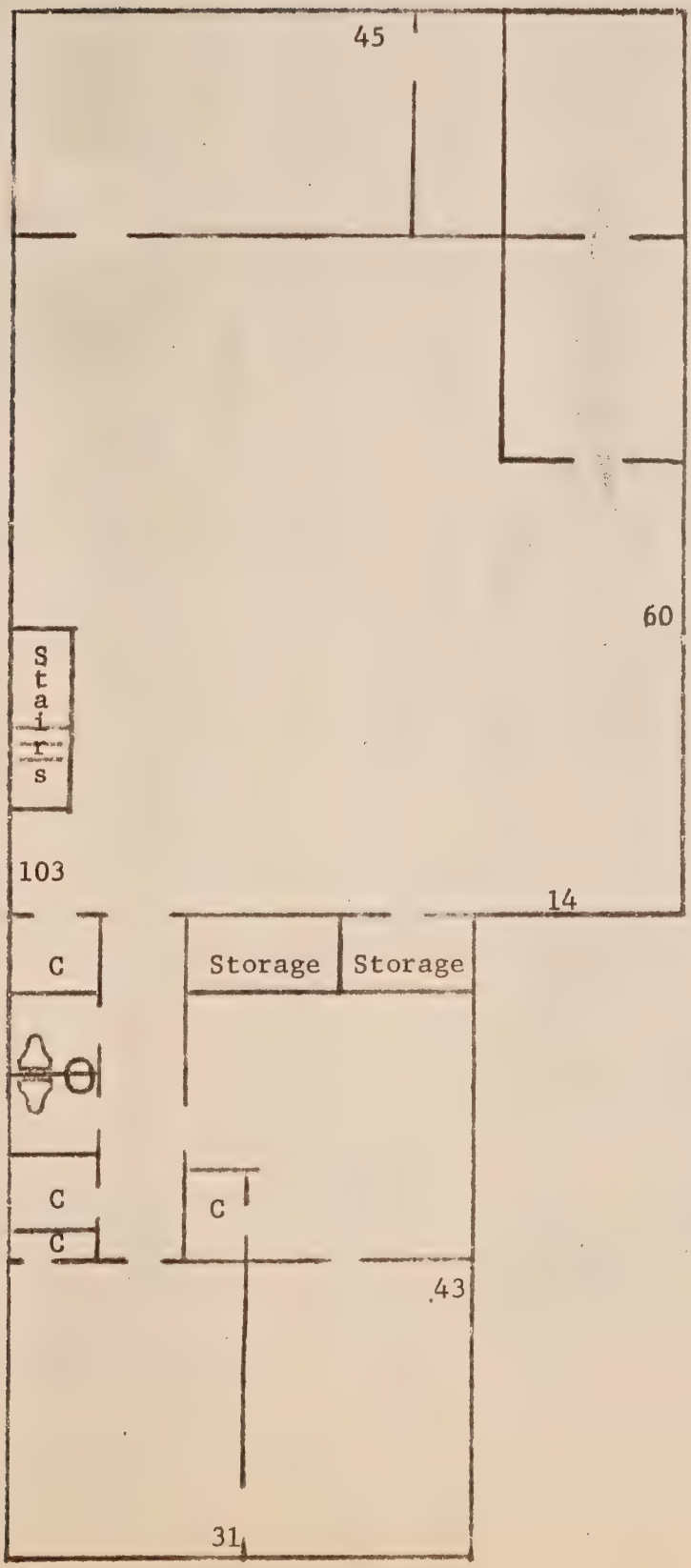
Exterior: Generally in good condition; burglar bars at rear and side windows; several plate glass windows.

Interior: Generally in above fair condition; however, evidence of moisture seepage in basement and some moisture damage; part of asphalt tile torn off; drain and faucets for sink installed at rear of first floor.

Miscellaneous: Radio transmission tower at roof; 20 foot flag pole; approximately 602 square feet of concrete paving.

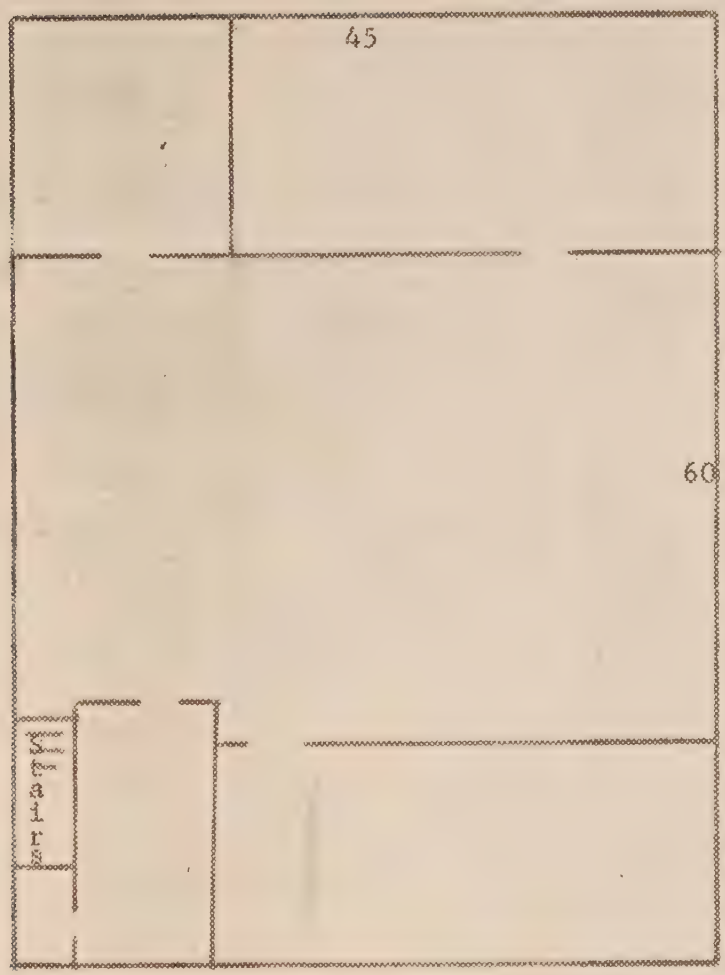
* Furnace ceiling hung serves the basement.

Parcel No. 25-7
363 Hancock Street



One Story Concrete Block & Stucco: 4,033 Square Feet
Basement: 2,700 Square Feet

Parcel No. 25-7
363 Hancock Street



Basement Area: 2,700 Square Feet

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 25, Lot 8 and Block 25, Lot 10 ADDRESS North side Hancock Street and 431 Thomas Street

OWNER Athens Publishing Company

ADDRESS OF OWNER 375 East Hancock Avenue

TITLE DATA: DEED BOOK Not furnished PAGE 142 PAGE 239 DATE OF DEED April 6, 1954

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

CONSIDERATION: STATED $ Not furnished INTERNAL REVENUE STAMPS $ 21,000.00 23.10

ASSESSED VALUATION: CITY $ 10,260.00 3,690.00 STATE AND COUNTY $ Not furnished Not Furnished

TOTAL ANNUAL TAXES: CITY $ 155.12 76.28 STATE AND COUNTY $ Not Furnished Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF September 23, 1964 IS

LAND $ 16,500 IMPROVEMENTS $ 38,500 TOTAL $ 55,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 25 - 8 & 10
ADDRESS: N/side Hancock St. and 431 Thomas Street

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	3,928 Sq. Ft.	$ 14.30	$ 56,170	$ 26,170	$ 30,000
2	3,024 Sq. Ft.	$ 4.75	$ 14,364	$ 5,864	$ 8,500
3	Sq. Ft.	$	$	$	$

WALKS, DRIVES, AND LANDSCAPING	$ 550
OTHER LAND IMPROVEMENTS	$
VALUE OF LAND 4,200 ⊞ @ $3.00; and 1,870 ⊞ @ $2.00 =	$ 16,500 55,550, Say
ESTIMATED VALUE VIA COST APPROACH	$ 55,500

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	1 Units @ $ per mo.	$	$ 4,660
2	1 Units @ $ per mo.	$	$ 1,660
3	Units @ $ per mo.	$	$
	See Correlation GRAND TOTAL	$	$ 6,320

GROSS INCOME PROCESSED THUSLY $ ____ MTHLY/ANN. X ____ MULTIPLIER/MULTIPLE = $ ____

ESTIMATED VALUE VIA INCOME APPROACH $ 55,000

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

The appraiser estimated the depreciated per square foot factor for Improvement No. 1 at $3.50 and Improvement No. 2 at $1.00. Therefore:

Imp. #1 - 7,984 ⊞ @ $3.50 =	$27,944
Imp. #2 - 9,072 ⊞ @ $1.00 =	9,072
Value of Land	16,500
Estimated Value	$53,516

ESTIMATED VALUE VIA MARKET APPROACH $ Say $53,500

CORRELATION:

Income Processed Thusly:

Improvement No. 1 - $4,660 @ 9 GRM =	$41,940
Improvement No. 2 - $1,660 @ 8 GRM =	13,280
	$55,220
Total	Say $55,000

All three approaches offer a good indication of value of the subject.

INDICATED FINAL VALUE ESTIMATE $ 55,000

PARCEL # 25-8
ADDRESS: Hancock Street
Athens, Georgia

IMPROVEMENT NO. 1

One and Two Story Office and Printing Plant
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
46 x 90	4,200 ☐	Level at street elevation.	Slopes to rear.		Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
SLAB X
PIERS
CONTINUOUS WALL
OTHER

BASEMENT
CEMENT X
DIRT

EXTERIOR WALLS
BRICK 12", original
FRAME
CONCRETE BLOCK 8" with face brick at addition
OTHER

ROOF
Gable & monitor, sheet metal; new portion, flat and built-up

INTERIOR WALLS
PLASTER at office
SHEET ROCK
OTHER balance unfinished; wood seal; acoustical tile ceiling; pine panelling

FLOORS
HARDWOOD Oak
PINE X
CEMENT Basement
OTHER Rubber tile at offices

HEATING
CENTRAL See Remarks
FLOOR FURNACE
RADIANT
OTHER Overhead gas heaters

PLUMBING
3 FIXTURE
2 FIXTURE Three
WATER CLOSET
TILE
OUTSIDE
NONE
KITCHEN SINK
HOT WATER HEATER
Inside water spigot

PORCH None

ROOMS
TOTAL ROOMS 11
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS

MISC. EQUIPMENT
Sprinkler system
Exhaust fans
Air conditioning outlet (7)
Belt driven fans (4)
Heavy electric panel
Water cooler

UTILITIES
WATER X
ELECTRICITY X
SEWER X
GAS X

AGE Original, approx. 40 years
Addition, approx. 10 years

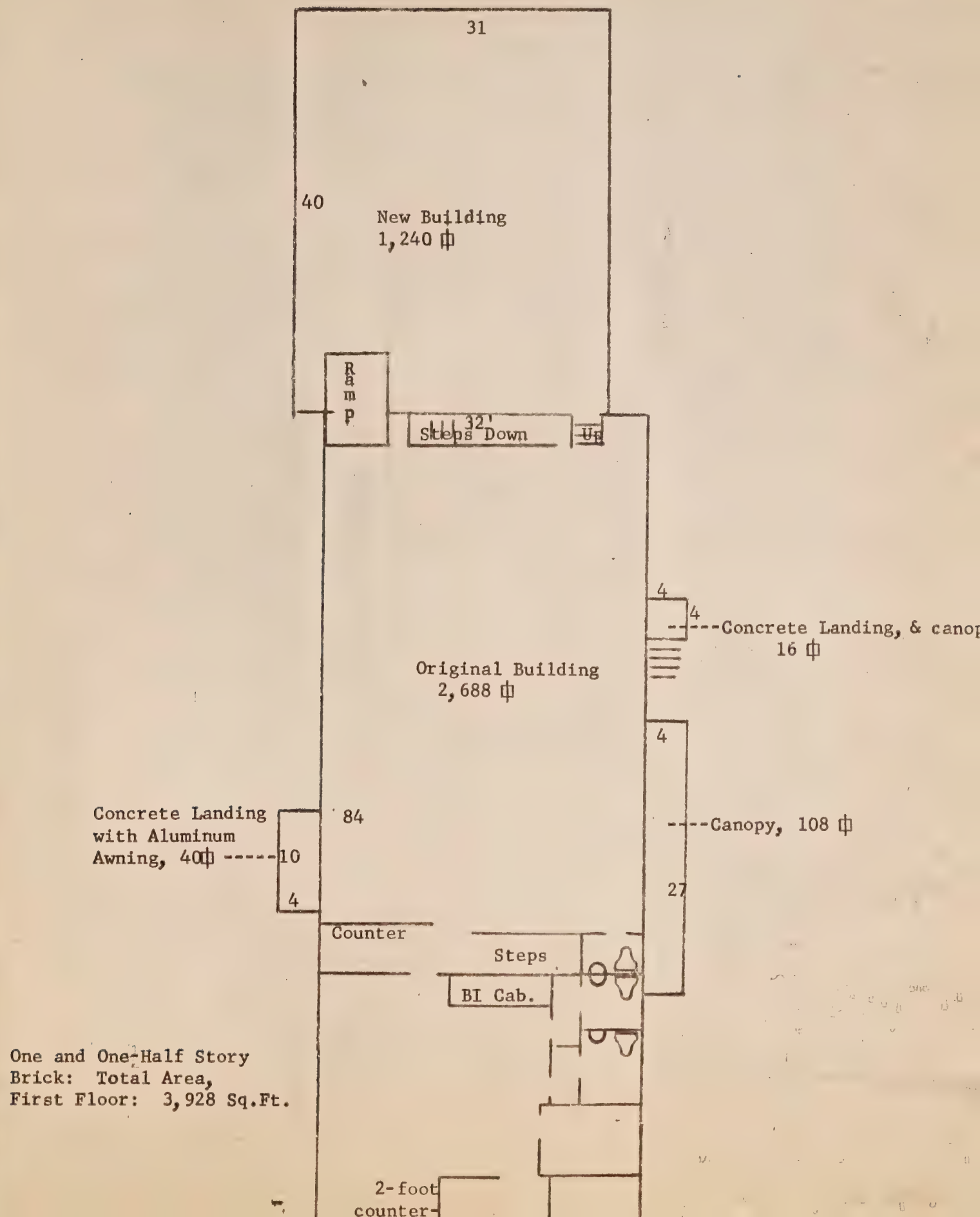
OCCUPANCY
OWNER X
TENANT

GENERAL CONDITIONS AND REMARKS:

Exterior and interior generally in fair to good condition; however, shop floors in old building rough and patched with sheet metal; central air conditioning and heat installed for second floor area in lieu of overhead gas heaters.

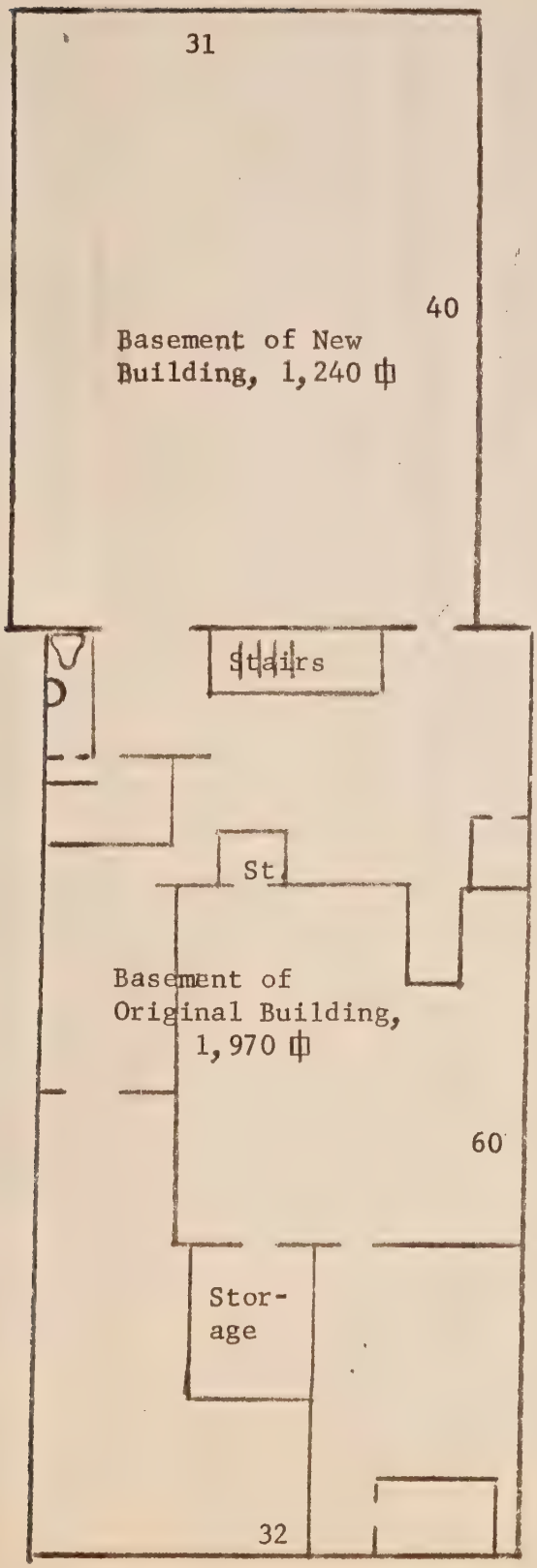
Miscellaneous: Fluorescent lights; 2-4 x 6' doors; 1-8 x 7' wood sliding door; 1-10 x 10' manual overhead door; 378 square feet of concrete drive; 160 square feet of aluminum canopy at front.

Parcel No. 25-8
Hancock Street



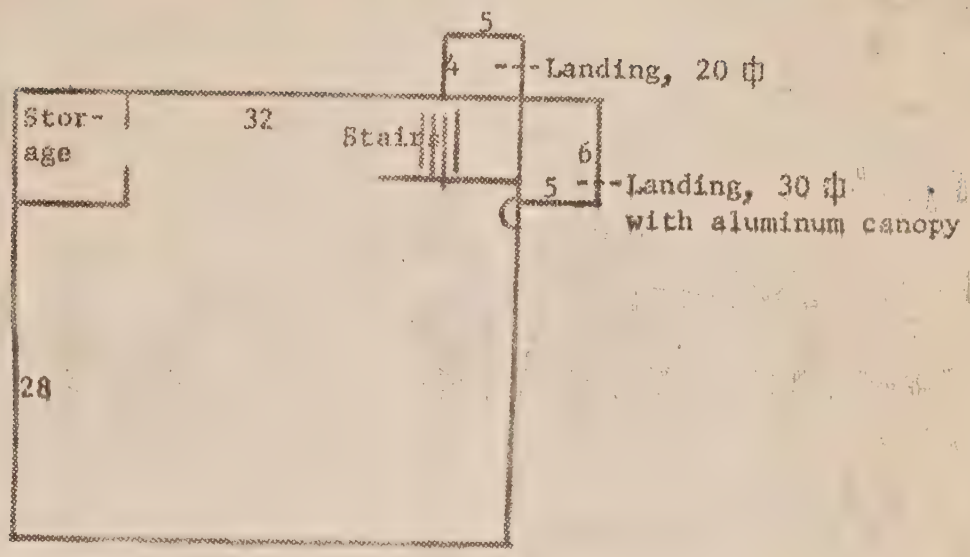
One and One-Half Story
Brick: Total Area,
First Floor: 3,928 Sq.Ft.

Parcel No. 25-8
Hancock Street

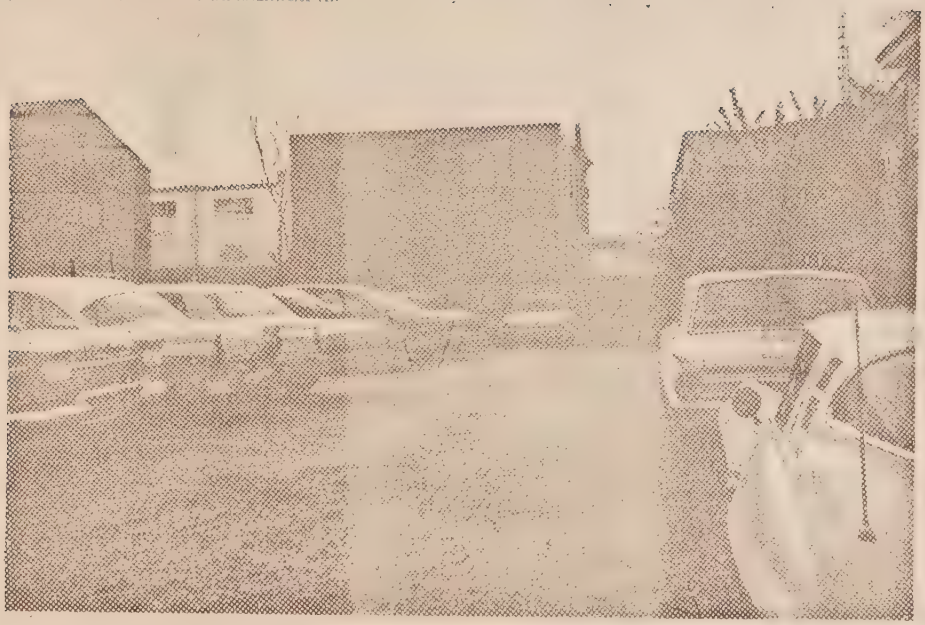


Total Basement Area: 3,160 Square Feet

Parcel No. 25-8
Hancock Street



Second Floor (over original building): 896 Square Feet



PARCEL # 25 - 10
ADDRESS: 431 Thomas Street
Athens, Ga.

IMPROVEMENT NO. 1

One Story Warehouse Building
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
54 x 136 x 15 x 26 x 19.5 x 112	7,000 □	Level lot at street, slopes to rear.			Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL: Brick
- OTHER

BASEMENT
- CEMENT: 3,024 □
- DIRT

EXTERIOR WALLS
- BRICK: 12"
- FRAME
- CONCRETE BLOCK
- OTHER: Partly stucco

ROOF
Gable; sheet metal; 6" overhang; no gutters or downspouts.

INTERIOR WALLS
- PLASTER
- SHEET ROCK
- OTHER: Unfinished Plywood Partition Wood seal partition

FLOORS
- HARDWOOD
- PINE: Rough
- CEMENT: 1,890 □, Basement
- OTHER

HEATING: None
- CENTRAL
- FLOOR FURNACE
- RADIANT
- OTHER

PLUMBING
- 3 FIXTURE
- 2 FIXTURE: 1
- WATER CLOSET
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK
- HOT WATER HEATER

PORCH

ROOMS
- TOTAL ROOMS: 3 plus 2 in basement
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____

MISC. EQUIPMENT

UTILITIES
- WATER: X
- ELECTRICITY: X
- SEWER: X
- GAS: X

AGE: Approx. 50 Yrs.

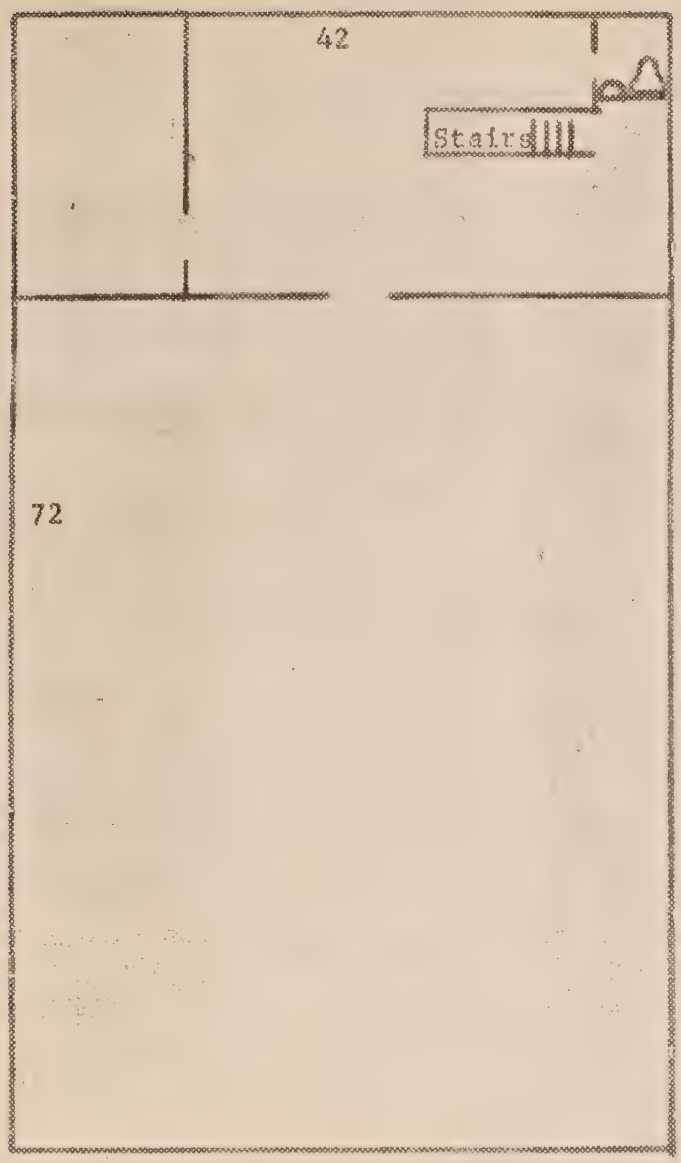
OCCUPANCY
- OWNER
- TENANT: X

GENERAL CONDITIONS AND REMARKS:

Interior and exterior structurally sound and in fair condition; floor patched with metal sheets.

Miscellaneous: 9 fluorescent lights; 2 - 5 x 6' doors; 2 - 5 x 8' doors in basement; approximately 3,132 square feet concrete drives.

Parcel No. 25-10
431 Thomas Street



One Story Brick: 3,024 Square Feet
Basement: 3,024 Square Feet

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 25, Lot 9 ADDRESS Northwest corner of Hancock and Thomas Streets

OWNER Pure Oil Company

ADDRESS OF OWNER Not Furnished

TITLE DATA: DEED BOOK _____ PAGE _____ DATE OF DEED _____

LEGAL DESCRIPTION

No record of deed

CONSIDERATION: STATED $ _____ INTERNAL REVENUE STAMPS $ _____

ASSESSED VALUATION: CITY $ 11,000.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ 156.00 STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 30,000 IMPROVEMENTS $ 5,000 TOTAL $ 35,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 918
DECATUR, GEORGIA

PARCEL # 25 - 9

ADDRESS: NW corner Hancock & Thomas Sts
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	See below Sq. Ft.	$	$ 24,000	$ 18,000	$ 6,000
2	Sq. Ft.	$	$	$	$
3	Sq. Ft.	$	$	$	$

WALKS, DRIVES, AND LANDSCAPING $

OTHER LAND IMPROVEMENTS $

VALUE OF LAND 9,300± @ $3.25 = 30,225 $ 30,000

ESTIMATED VALUE VIA COST APPROACH $ 36,000

INCOME APPROACH SEE ATTACHED SHEET

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	Units @ $ per mo.	$	$
2	Units @ $ per mo.	$	$
3	Units @ $ per mo.	$	$
	GRAND TOTAL	$	$

GROSS INCOME PROCESSED THUSLY $ Mthly/Ann. X Multiplier/Multiple = $

ESTIMATED VALUE VIA INCOME APPROACH $ 35,000

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $

CORRELATION:

The operator leases on a year to year basis the station at $235.00 per month, or an annual income of $2,820. Analyzing the potential based on gallonage, the station has an income of $3,600. The attached income analysis offers the reader an opportunity to note income and the requirement of building and land. Based on the gallons pumped, the station has an income imputable to the building which when capitalized appears to offer a harsh penalty to the building, however, the suggestion is that the major portion of the land value is in the land.

All equipment was considered as personalty.

INDICATED FINAL VALUE ESTIMATE $ 35,000

ANALYSIS OF SERVICE STATION INCOME:

Estimated value of land $30,000 @ .06%	$ 1,800
Estimated value of building $24,000 @ .10%	2,400
Net income necessary to satisfy enterprise	$ 4,200

Based on gallonage pumped by the station and the lease term, we observe the following:

Average gallons pumped: 20,000

240,000 gallons @ $.015 = $3,600 gross income annually (or minimum lease of $235.00 per month)

Estimated gross income	$ 3,600
Expenses	1,000
Net Income	$ 2,600

Market value of land $30,000

Requirement of the land

$ 30,000 @ .06 = $1,836, say 1,800

Imputable to the building $ 800

Capitalization rate

Interest .06

Capital Recovery Provision .10

$800.00 capitalized at 16% = $ 5,000

Improvement	$ 5,000
Land	30,000
Total Value	$ 35,000

PARCEL # 25 - 9

ADDRESS: Hancock Street
Athens, Ga.

IMPROVEMENT NO. 1

One Story, Two-stall Service Station
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
95± x 90 x 95 x 92	9,300 ☐			X	Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
- SLAB: X
- PIERS:
- CONTINUOUS WALL:
- OTHER:

BASEMENT None
- CEMENT:
- DIRT:

EXTERIOR WALLS
- BRICK:
- FRAME:
- CONCRETE BLOCK: 8" with
- OTHER: porcelainized panels.

ROOF
Gable; porcelainized shingles; flat, tar & gravel; gutters and downspouts.

INTERIOR WALLS
- PLASTER: X
- SHEET ROCK:
- OTHER:

FLOORS
- HARDWOOD:
- PINE:
- CEMENT: X
- OTHER: Asphalt tile, Office

HEATING
- CENTRAL:
- FLOOR FURNACE:
- RADIANT: Gas
- OTHER:

PLUMBING
- 3 FIXTURE: 1
- 2 FIXTURE: 2
- WATER CLOSET:
- STALL: Ceramic floor & W'scot
- OUTSIDE:
- NONE:
- KITCHEN SINK:
- HOT WATER HEATER:

PORCH Concrete Walks
Canopy

ROOMS
- TOTAL ROOMS: 3
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:

MISC. EQUIPMENT
Water fountain

UTILITIES
- WATER: X
- ELECTRICITY: X
- SEWER: X
- GAS: X

AGE Approx. 15 Yrs.

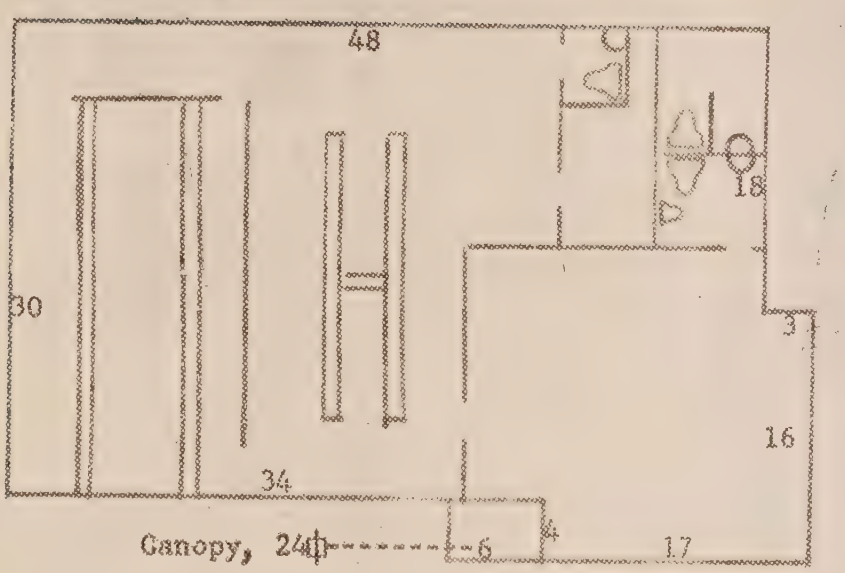
OCCUPANCY
- OWNER: X
- TENANT:

GENERAL CONDITIONS AND REMARKS:

Exterior and Interior: Generally in good condition.

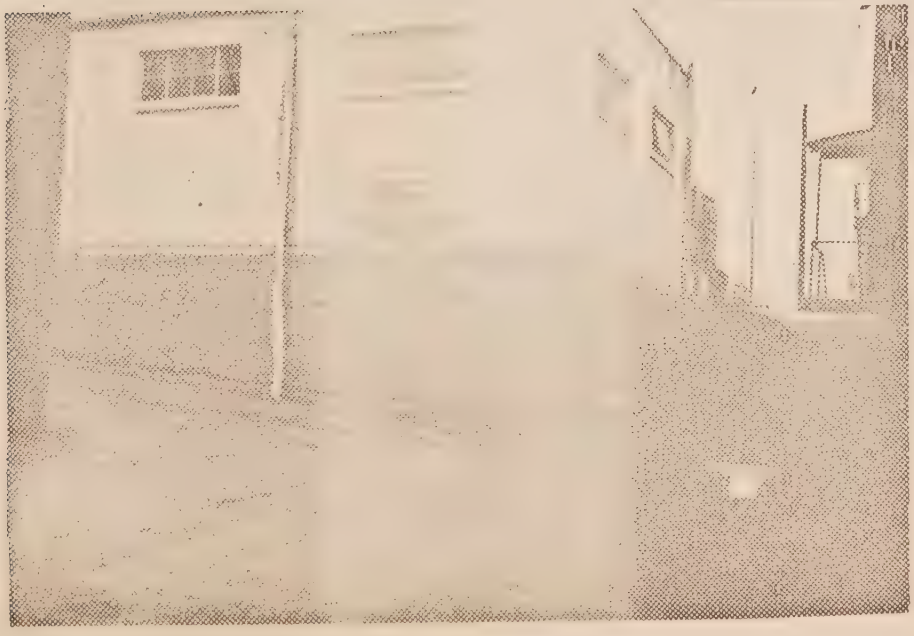
Miscellaneous: 2 manual 10 x 10' overhead doors; 1 ramp; 1 grease rack; fluorescent lights - 4 poles; 2 pump islands, 3 pumps each; 4,050 square feet concrete paving; approximately 118 square feet concrete walks; 2 - 2980 Gal. gas tanks, 1 - 1,040 Gal. gas tank and 1 - 300 Gal. oil tank, all underground.

Parcel No. 25-9
Hancock Street



One Story Concrete Block: 1,544 Square Feet

PURE



PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 25, Lot 11 ADDRESS 443-445 Thomas Street

OWNER Felton Christian, Trustee

ADDRESS OF OWNER 115 Chestnut Lane

TITLE DATA: DEED BOOK 78 PAGE 314 DATE OF DEED September 11, 1939

LEGAL DESCRIPTION As recorded in above deed book and on file with the Athens Urban Renewal Department.

CONSIDERATION: STATED $ 1.00 (Deed of Trust) INTERNAL REVENUE STAMPS $ None

ASSESSED VALUATION: CITY $ 1,200.00 STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ 22.40 STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING ____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF ____

September 23, 1964 IS

LAND $ 6,500 IMPROVEMENTS $ ---- TOTAL $ 6,500

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 25 - 11

ADDRESS: 443 & 445 Thomas Street
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING $_____

OTHER LAND IMPROVEMENTS $_____

VALUE OF LAND 2600□ @$2.50=$6,500 $ 6,500

ESTIMATED VALUE VIA COST APPROACH $ 6,500

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	_____ Units @ $_____ per mo.	$_____	$_____
2	_____ Units @ $_____ per mo.	$_____	$_____
3	_____ Units @ $_____ per mo.	$_____	$_____
	GRAND TOTAL	$_____	$_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____

ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

It is the opinion of the appraiser that the highest and best use of the subject property is that use permitted under its present zoning of B-3, Central Business District, notwithstanding the present improvement.

In estimating the value factor applicable to the subject property, the appraiser adjusted the price per square foot of the known and noted sales. Adjustments for items of dissimilarity were made.

The reader's attention is invited to that part of the narrative report entitled "Justification of the Land Value Estimate" wherein the appraiser discusses these sales and methodology employed in the value conclusions.

INDICATED FINAL VALUE ESTIMATE $ 6,500

PARCEL # 25-11

ADDRESS: 443-445 Thomas Street
Athens, Georgia

IMPROVEMENT NO. 1

One Story Single Family Residence
TYPE
Converted to Duplex

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
37.5 x 73	2,600 □			X	Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
- SLAB
- PIERS Brick
- CONTINUOUS WALL
- OTHER

BASEMENT None
- CEMENT
- DIRT

EXTERIOR WALLS
- BRICK
- FRAME X
- CONCRETE BLOCK
- OTHER

ROOF
Gable; asphalt shingles; 8" overhang; no gutters or downspouts

INTERIOR WALLS
- PLASTER X
- SHEET ROCK X
- OTHER Wood seal

FLOORS
- HARDWOOD Oak
- PINE
- CEMENT
- OTHER

HEATING
- CENTRAL
- FLOOR FURNACE
- RADIANT Gas
- OTHER

PLUMBING
- 3 FIXTURE Two
- 2 FIXTURE
- WATER CLOSET
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK 2-1 compt. cab.
- HOT WATER HEATER 2-30 gallon electric

PORCH 1 Open

ROOMS
- TOTAL ROOMS 6
- UNITS 2 ROOMS 3
- UNITS ROOMS
- UNITS ROOMS
- UNITS ROOMS

MISC. EQUIPMENT
Electric range outlet

UTILITIES
- WATER X
- ELECTRICITY X
- SEWER X
- GAS X

AGE Approximately 50 years

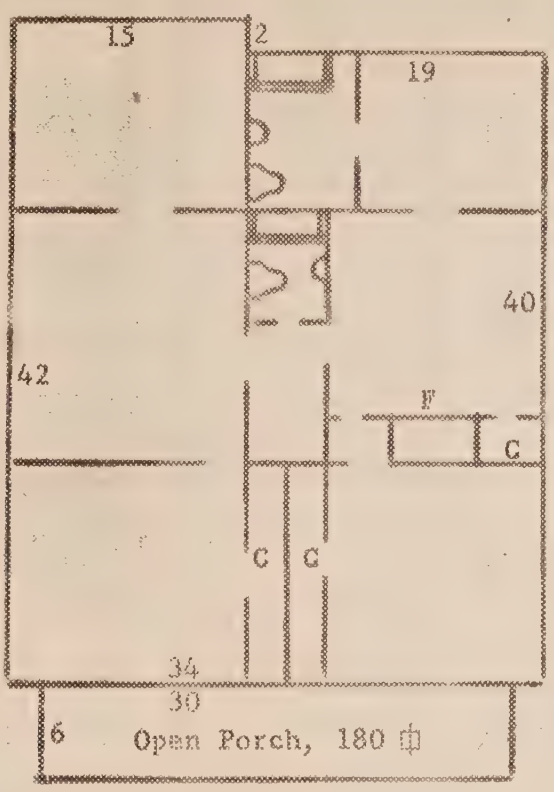
OCCUPANCY
- OWNER
- TENANT X

GENERAL CONDITIONS AND REMARKS:

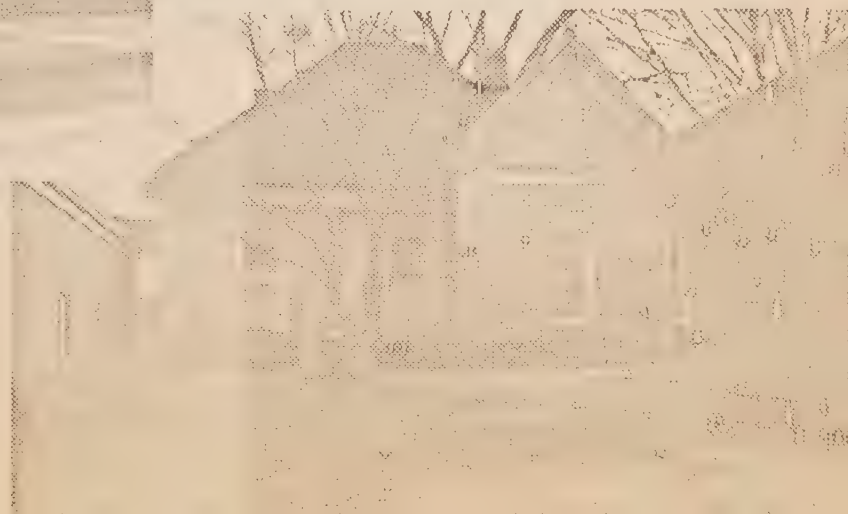
Exterior: Generally in fair condition; however, siding splitting and warping; needs paint.

Interior: Generally in structurally sound condition; however, needs painting; floor sagging; plaster peeling and cracks in wall; dirty and sooty.

Parcel No. 25-11
443-445 Thomas Street



One Story Frame: 1,390 Square Feet



PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 27, Lot 1 ADDRESS 312 Thomas Street

OWNER Not Furnished

ADDRESS OF OWNER

TITLE DATA: DEED BOOK PAGE DATE OF DEED

LEGAL DESCRIPTION

Not Furnished

CONSIDERATION: STATED $ INTERNAL REVENUE STAMPS $

ASSESSED VALUATION: CITY $ STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE AMOUNT $ YEARS REMAINING

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None Known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF

September 23, 1964 IS

LAND $ 2,800 IMPROVEMENTS $ Damages 1,500 / 450 / 1,950 TOTAL $ 4,750

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 27 - 1

ADDRESS: 312 Thomas St.
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	SEE Sq. Ft.	$ BELOW	$ 10,640	$	$ 8,500
2	Sq. Ft.	$	$	$	$
3	Sq. Ft.	$	$	$	$

840 ⌑ @ $8.00 = $6,720
Tanks, paving and miscellaneous 3,920

WALKS, DRIVES, AND LANDSCAPING $

OTHER LAND IMPROVEMENTS $

VALUE OF LAND 8,700⌑ @ $3.00 =$26,100 $ 26,000

ESTIMATED VALUE VIA COST APPROACH $ 34,500

INCOME APPROACH SEE CORRELATION

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	Units @ $ per mo.	$	$
2	Units @ $ per mo.	$	$
3	Units @ $ per mo.	$	$
	GRAND TOTAL	$	$

GROSS INCOME PROCESSED THUSLY $ Mthly/Ann. X Multiplier/Multiple = $

ESTIMATED VALUE VIA INCOME APPROACH $

MARKET APPROACH SEE CORRELATION

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $

CORRELATION:

The appraiser opines that because the improvements are new a reliable estimate can be obtained via the cost analysis.

For estimate of just compensation, see accompanying schedule.

INDICATED FINAL VALUE ESTIMATE $ 34,500

BREAKDOWN OF ESTIMATE OF JUST COMPENSATION

Market value of whole before acquisition					$ 34,500
Market value of part to be acquired:					
Land	930 ⊕	@	$3.00	= $2,790	
Macadam paving	328.5 ⊕	@	.20	= 65	
Concrete paving	495 ⊕	@	.35	= 173	
Sign				200	
				$ 3,228	3,250
Market Value of remainder as part of whole					$ 31,250
Relocate island and pumps to permit proper automobile servicing -				$ 1,500	
Therefore:	$ 30,750				
	- 1,500				
Market value of remainder after acquisition					$ 29,750
Damages					$ 1,500
Just compensation					$ 4,750

PARCEL # 27-1

ADDRESS: 312 Thomas Street
Athens, Georgia

IMPROVEMENT NO. 1

Service Station
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB
100 x 20 x 105±	1,000±			x	Macadam	Concrete	Granite

FOUNDATION
- SLAB: x
- PIERS:
- CONTINUOUS WALL:
- OTHER:

BASEMENT: None
- CEMENT:
- DIRT:

EXTERIOR WALLS
- BRICK:
- FRAME:
- CONCRETE BLOCK: 8" Stacked course
- OTHER:

ROOF: Flat built-up tar & gravel; 2' Overhangs

INTERIOR WALLS
- PLASTER:
- SHEET ROCK:
- OTHER: Painted concrete blk.

FLOORS
- HARDWOOD:
- PINE:
- CEMENT: x
- OTHER:

HEATING
- CENTRAL:
- FLOOR FURNACE:
- RADIANT: Gas
- OTHER:

PLUMBING
- 3 FIXTURE:
- 2 FIXTURE: 2
- WATER CLOSET:
- TILE: CT fl. & wainscot
- OUTSIDE:
- NONE:
- KITCHEN SINK:
- HOT WATER HEATER:

PORCH: None

ROOMS
- TOTAL ROOMS: 4
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:

MISC. EQUIPMENT: Water cooler

UTILITIES
- WATER: x
- ELECTRICITY: x
- SEWER: x
- GAS: x

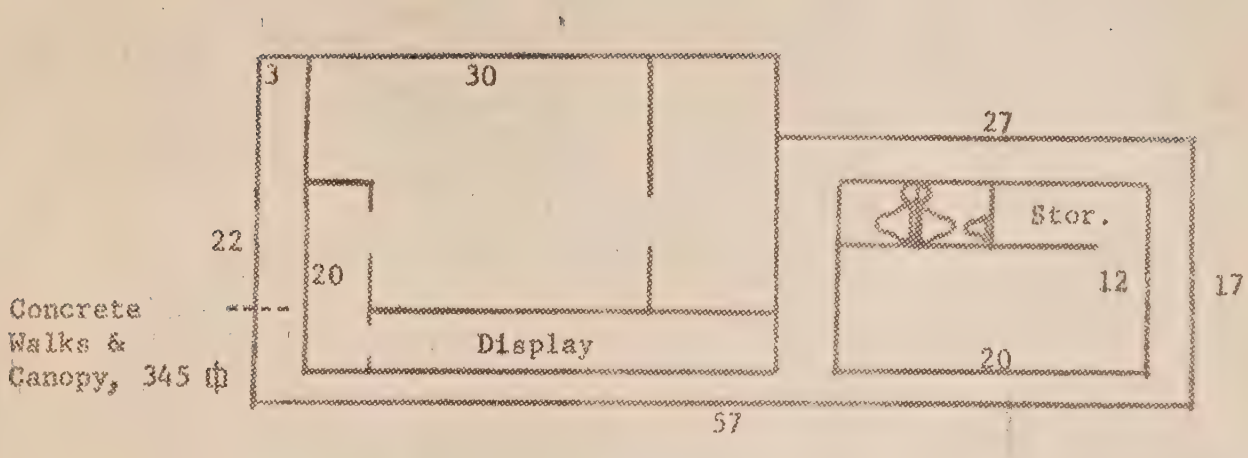
AGE: Approximately 5 years

OCCUPANCY
- OWNER: x
- TENANT:

GENERAL CONDITIONS AND REMARKS:

Exterior: Generally in good condition.
Interior: Generally in good condition; however, concrete floor cracked in one room.
Miscellaneous equipment: 2 pump islands; 3 underground tanks; one 18 foot light standard with 2 lamp cluster; two 18 foot poles with 1 lamp each; island fluorescent lights. This type station does not have grease or wash racks.
Approximately: 2400 squre feet of concrete paving; 345 square feet of concrete walks and 4300 square feet of macadam paving.

Parcel No. 27-1
312 Thomas Street



One Story Concrete Block: 840 Square Feet

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 28, Lot 1 ADDRESS 331 North Thomas Street

OWNER Slaughter

ADDRESS OF OWNER Not Furnished

TITLE DATA: DEED BOOK _____ PAGE _____ DATE OF DEED _____

LEGAL DESCRIPTION

Not Furnished

CONSIDERATION: STATED $ _____ INTERNAL REVENUE STAMPS $ _____

ASSESSED VALUATION: CITY $ _____ STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ _____ STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE _____ AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

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THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 22,500 IMPROVEMENTS $ - TOTAL $ 22,500

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 28 - 1

ADDRESS: 331 North Thomas St.
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	____ Sq. Ft.	$____	$____	$____	$____
2	____ Sq. Ft.	$____	$____	$____	$____
3	____ Sq. Ft.	$____	$____	$____	$____

WALKS, DRIVES, AND LANDSCAPING $____

OTHER LAND IMPROVEMENTS $____

VALUE OF LAND 7500□ at $3.00 $ 22,500

ESTIMATED VALUE VIA COST APPROACH $ 22,500

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	____ UNITS @ $____ PER MO.	$____	$____
2	____ UNITS @ $____ PER MO.	$____	$____
3	____ UNITS @ $____ PER MO.	$____	$____
	GRAND TOTAL	$____	$____

GROSS INCOME PROCESSED THUSLY $____ MTHLY/ANN. X ____ MULTIPLIER/MULTIPLE = $____

ESTIMATED VALUE VIA INCOME APPROACH $____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $____

CORRELATION:

The history of the gallonage pumped is extremely poor as this station competes with other stations in the neighborhood. It becomes noticeable that the land is not developed to its highest and best use. It is, therefore, your appraiser's opinion that the improvement does not contribute to the overall value of the property.

INDICATED FINAL VALUE ESTIMATE $ 22,500

PARCEL # 28 - 1
ADDRESS: 331 Thomas Street
Athens, Ga.

IMPROVEMENT NO. 1

One Story Two-Stall Service Station
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS			
75 x 100	7,500 □			X	Macadam	Concrete	Granite	
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB	

FOUNDATION
- SLAB: X
- PIERS:
- CONTINUOUS WALL:
- OTHER:

BASEMENT None
- CEMENT:
- DIRT:

EXTERIOR WALLS
- BRICK:
- FRAME:
- CONCRETE BLOCK: 8"
- OTHER:

ROOF
Flat; built-up; tar & gravel; no gutters or downspouts.

INTERIOR WALLS
- PLASTER: X
- SHEET ROCK:
- OTHER: Paint on Concrete Block.

FLOORS
- HARDWOOD:
- PINE:
- CEMENT: X
- OTHER:

HEATING
- CENTRAL:
- FLOOR FURNACE:
- RADIANT: X
- OTHER:

PLUMBING
- 3 FIXTURE:
- 2 FIXTURE: 3
- WATER CLOSET:
- TILE: Asphalt floor
- OUTSIDE:
- NONE:
- KITCHEN SINK:
- HOT WATER HEATER:

PORCH Canopy

ROOMS
- TOTAL ROOMS: 2
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:

MISC. EQUIPMENT

UTILITIES
- WATER: X
- ELECTRICITY: X
- SEWER: X
- GAS: X

AGE Approx. 15-20 Yrs.

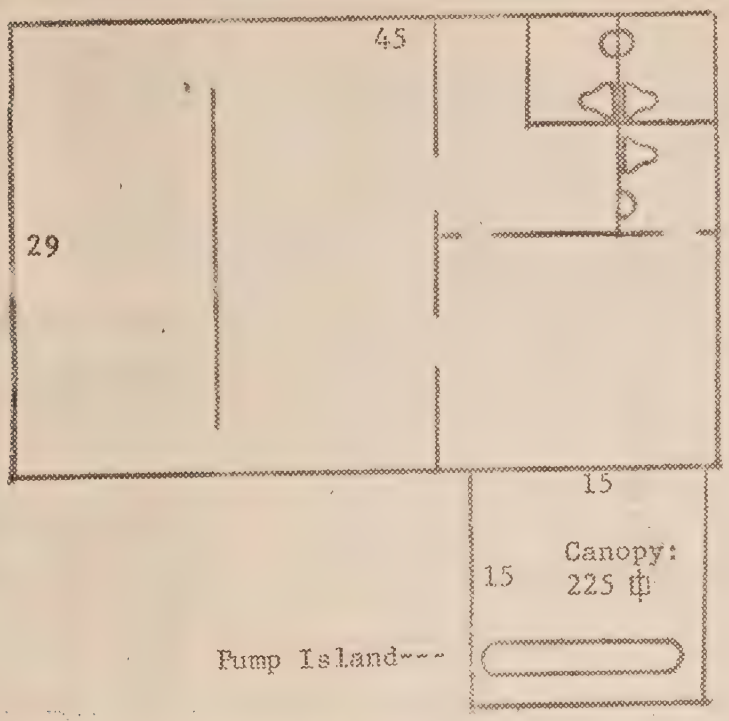
OCCUPANCY
- OWNER:
- TENANT: X

GENERAL CONDITIONS AND REMARKS:

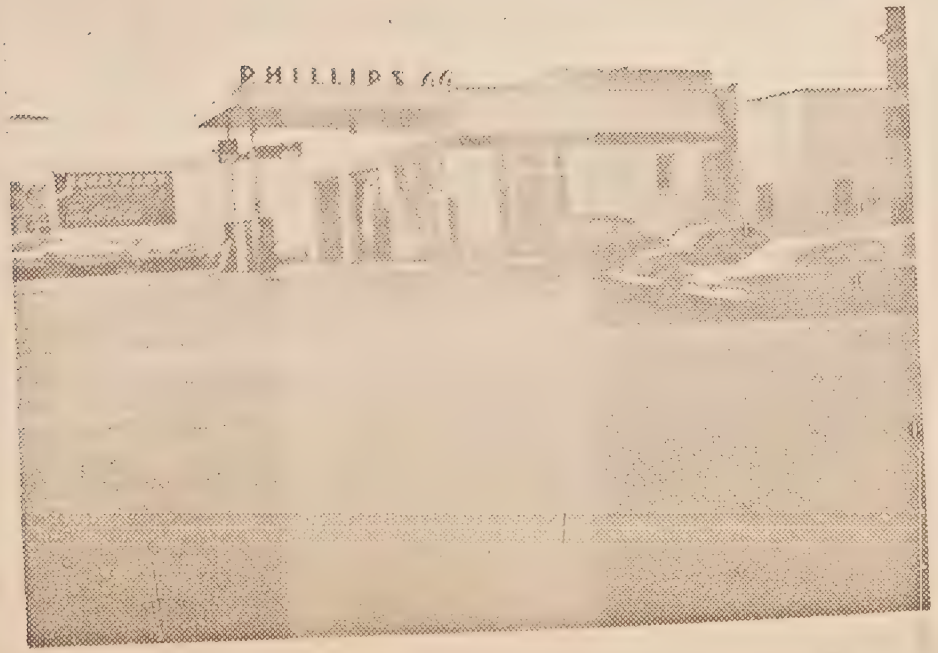
Interior and Exterior: Structurally sound and in good condition,

Miscellaneous: 2 - 10 x 10' overhead doors; drive-on grease rack; pump island with three pumps; 1 - 2,000 Gal. gas, 1 - 1,000 Gal. gas and 1 - 550 Gal. Diesel Fuel underground tanks; approximately 2,327 square feet concrete paving.

Parcel No. 28-1
331 North Thomas Street



One Story Concrete Block: 1,305 Square Feet



PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 28, Lot 2 ADDRESS S/side Hancock St., 75' W from intersection of Hancock St. and Thomas Street

OWNER Slaughter

ADDRESS OF OWNER Not furnished

TITLE DATA: DEED BOOK _____ PAGE _____ DATE OF DEED _____

LEGAL DESCRIPTION Not furnished

CONSIDERATION: STATED $ _____ INTERNAL REVENUE STAMPS $ _____

ASSESSED VALUATION: CITY $ Not furnished STATE AND COUNTY $ Not furnished

TOTAL ANNUAL TAXES: CITY $ Not furnished STATE AND COUNTY $ Not furnished

SPECIAL ASSESSMENTS: NATURE Not furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 27,000 IMPROVEMENTS $ 34,000 TOTAL $ 61,000

Julian Diaz

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 918
DECATUR, GEORGIA

PARCEL # 28 - 2

ADDRESS: S/side Hancock St., 75' W from intersection of Hancock and Thomas Streets.

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	6400 Sq. Ft.	$ 6.50	$ 41,600	$ 4,150	$ 37,450
2	Sq. Ft.	$	$	$	$
3	Sq. Ft.	$	$	$	$

WALKS, DRIVES, AND LANDSCAPING	$ 1,000
OTHER LAND IMPROVEMENTS	$
VALUE OF LAND 9,000 ф @ $3.00	$ 27,000
ESTIMATED VALUE VIA COST APPROACH	$ 65,450

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	1 UNITS @ $ 425 PER MO.	$ 425	$ 5,100
2	UNITS @ $ PER MO.	$	$
3	UNITS @ $ PER MO.	$	$
	GRAND TOTAL	$ 425	$ 5,100

GROSS INCOME PROCESSED THUSLY $ 5100 MTHLY/ANN. X 12 MULTIPLIER/MULTIPLE = $ 61,200

ESTIMATED VALUE VIA INCOME APPROACH $ 61,000

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT
#6, Commercial	The sale has a larger area and larger lot size. Adjusted for the time factor. The depreciated per square foot factor is $5.30. Selling Price $71,000	6,400 ф @ $5.30 equals $33,920 Land 27,000 $60,920,	Say $61,000

ESTIMATED VALUE VIA MARKET APPROACH $ 61,000

CORRELATION:

The appraiser gave most credence to the market and income approaches. The subject property is on a 5-year lease paying $425 per month, or approximately $.80 per square foot. It is believed, after analysis of the noted commercial rents, that the contract rent is the economic rent and, since no capital improvements have been made by the lessee, it is the opinion of the appraiser that no leasehold estate has been created as a result of the leasing instrument.

INDICATED FINAL VALUE ESTIMATE $ 61,000

PARCEL # 28-2

ADDRESS: Hancock Street
Athens, Georgia

IMPROVEMENT NO. 1

One Story Office and Warehouse
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
90 x 100	9,000 □			X	Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
- SLAB: Reinforced concrete
- PIERS:
- CONTINUOUS WALL:
- OTHER:

BASEMENT None
- CEMENT:
- DIRT:

EXTERIOR WALLS
- BRICK:
- FRAME:
- CONCRETE BLOCK: 8" with pilasters
- OTHER:

ROOF
Flat; built-up; tar and gravel; gutter at rear; 2' parapet with tile cap

INTERIOR WALLS
- PLASTER:
- SHEET ROCK: Ceiling & part.
- OTHER: Conc. blk. painted

FLOORS
- HARDWOOD:
- PINE:
- CEMENT: X
- OTHER: Asphalt tile

HEATING
- CENTRAL:
- FLOOR FURNACE:
- RADIANT:
- OTHER: Overhead gas heaters

PLUMBING (shower in lieu of tub)
- 3 FIXTURE: 1
- 2 FIXTURE: 1
- WATER CLOSET:
- TILE:
- OUTSIDE:
- NONE:
- KITCHEN SINK:
- HOT WATER HEATER:

PORCH None

ROOMS
- TOTAL ROOMS: 3 at warehouse plus 1 at office
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:

MISC. EQUIPMENT
- Sump pump
- Water cooler (2)

UTILITIES
- WATER: X
- ELECTRICITY: X
- SEWER: X
- GAS: X

AGE Approximately 7 years

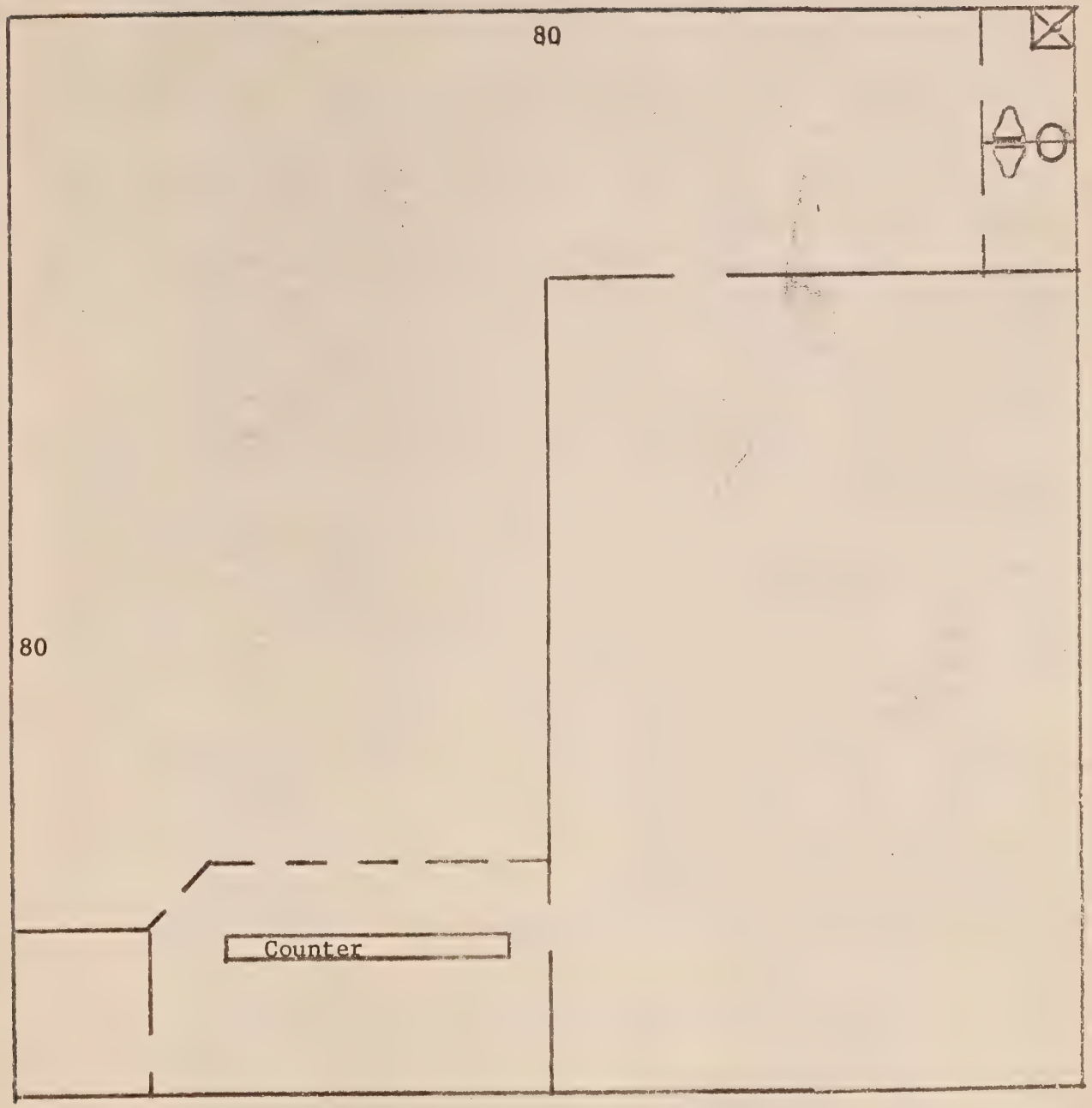
OCCUPANCY
- OWNER:
- TENANT: X

GENERAL CONDITIONS AND REMARKS:

Exterior and interior generally in good condition; concrete block wall cracked at front; asphalt tile in office worn; interior wall at front dirty and sooty.

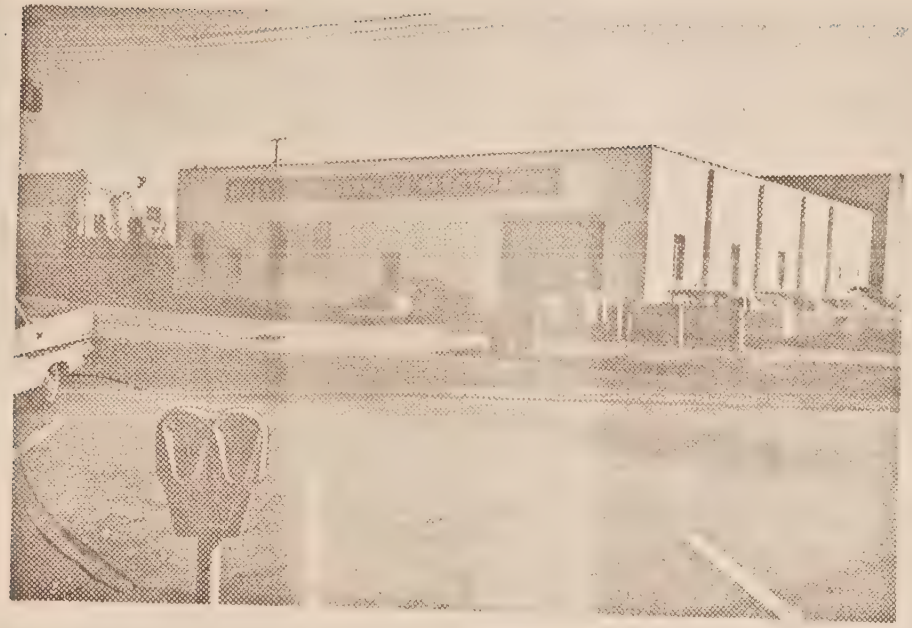
Miscellaneous: 2-14 x 14' electric overhead doors; fluorescent lights; approximately 960 square feet of concrete paving; neon letters at front.

Parcel No. 28-2
Hancock Street



One Story Concrete Block: 6,400 Square Feet

Parcel No. 28-2
Hancock Street



PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 28, Lot 3 ADDRESS N/side Washington St., 17' W from Thomas St.

OWNER Mrs. W. J. Russel Estate

ADDRESS OF OWNER Not Furnished

TITLE DATA: DEED BOOK _____ PAGE _____ DATE OF DEED _____

LEGAL DESCRIPTION Not furnished

CONSIDERATION: STATED $ _____ INTERNAL REVENUE STAMPS $ _____

ASSESSED VALUATION: CITY $ _____ STATE AND COUNTY $ Not furnished

TOTAL ANNUAL TAXES: CITY $ _____ STATE AND COUNTY $ _____

SPECIAL ASSESSMENTS: NATURE _____ AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

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AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 8,000 IMPROVEMENTS $ - - - TOTAL $ 8,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 28 - 3

ADDRESS: N/side Washington St., 17' W from Thomas St.

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING $_____

OTHER LAND IMPROVEMENTS $_____

VALUE OF LAND 2,700 ☐ @ $3.00=8100 $ 8,000

ESTIMATED VALUE VIA COST APPROACH $ 8,000

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	_____ Units @ $_____ per mo.	$_____	$_____
2	_____ Units @ $_____ per mo.	$_____	$_____
3	_____ Units @ $_____ per mo.	$_____	$_____
	GRAND TOTAL	$_____	$_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____

ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

For justification of land value estimate, see narrative part of the report.

INDICATED FINAL VALUE ESTIMATE $ 8,000

PARCEL # 28-3

ADDRESS: North side Washington St., 17' west from Thomas Street Athens, Georgia

IMPROVEMENT NO. _____

Vacant Lot
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
27 x 100	2,700 ⊕			X	Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL
- OTHER

BASEMENT
- CEMENT
- DIRT

EXTERIOR WALLS
- BRICK
- FRAME
- CONCRETE BLOCK
- OTHER

ROOF

INTERIOR WALLS
- PLASTER
- SHEET ROCK
- OTHER

FLOORS
- HARDWOOD
- PINE
- CEMENT
- OTHER

HEATING
- CENTRAL
- FLOOR FURNACE
- RADIANT
- OTHER

PLUMBING
- 3 FIXTURE
- 2 FIXTURE
- WATER CLOSET
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK
- HOT WATER HEATER

PORCH

ROOMS
- TOTAL ROOMS
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____

MISC. EQUIPMENT

UTILITIES
- WATER Available
- ELECTRICITY Available
- SEWER Available
- GAS Available

AGE

OCCUPANCY Vacant Lot
- OWNER
- TENANT

GENERAL CONDITIONS AND REMARKS:

Lot below street elevation, however, automobile parking accomplished from Hancock Street through another's property.

Parcel No. 28-3

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 28, Lot 4 and Block 28, Lot 5 ADDRESS 377 Washington Street

OWNER Not Furnished

ADDRESS OF OWNER

TITLE DATA: DEED BOOK PAGE DATE OF DEED

LEGAL DESCRIPTION

Not Furnished

CONSIDERATION: STATED $ INTERNAL REVENUE STAMPS $

ASSESSED VALUATION: CITY $ STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE AMOUNT $ YEARS REMAINING

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

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AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF

September 23, 1964 IS

LAND $ 26,000 IMPROVEMENTS $ 9,000 TOTAL $ 35,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 28 - 4 and 5

ADDRESS: 377 Washington Street
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	6,832 Sq. Ft.	$ 5.20	$ 35,526	$ 21,026	$ 14,500
2	Sq. Ft.	$	$	$	$
3	Sq. Ft.	$	$	$	$

WALKS, DRIVES, AND LANDSCAPING	$
OTHER LAND IMPROVEMENTS Coal shed	$ 200
VALUE OF LAND 8,625□ @ $3.00=25,875	$ 26,000
ESTIMATED VALUE VIA COST APPROACH	$ 40,700

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	1 UNITS @ $ 137.50 PER MO.	$ 137.50	$ 1,650
XXX	1 UNITS @ $ 150.00 PER MO.	$ 150.00	$ 1,800
XXX	UNITS @ $ PER MO.	$	$
	GRAND TOTAL	$ 287.50	$ 3,450

GROSS INCOME PROCESSED THUSLY $ 3,450 MTHLY/ANN. X 10 MULTIPLIER/MULTIPLE = $ 34,500

ESTIMATED VALUE VIA INCOME APPROACH $ 34,500

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

The appraiser did not find any sales which could be directly compared to subject. The noted tabulations of commercial and warehouse sales tend to indicate after adjustments a depreciated per square foot factor of $1.50; therefore, 6,832□ at $1.50 equals $10,248, plus value of land, $26,000, equals $36,248, say $36,250.

ESTIMATED VALUE VIA MARKET APPROACH $ 36,250

CORRELATION:

The market approach is weak, however, it is strongly substantiated by the income analysis, although the subject properties are currently under a five-year lease beginning in 1964. It is believed that no leasehold estate has been created because the contract rent approximates the economic rent. The capital improvements by lessee is, in the appraiser's opinion, small and will contribute little to the overall value, if any.

INDICATED FINAL VALUE ESTIMATE $ 35,000

PARCEL # 28-4 & 5
ADDRESS: 377 Washington Street
Athens, Georgia

IMPROVEMENT NO. 1

One Story Office and Warehouse
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
75 x 115	8,625 □		10		Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
SLAB
PIERS
CONTINUOUS WALL Concrete
OTHER

BASEMENT Full
CEMENT X 2,650 □
DIRT X 2,132 □
Dirt with some concrete, 2,050 □

EXTERIOR WALLS
BRICK 18"
FRAME
CONCRETE BLOCK
OTHER

ROOF
Shed; composition roll and tar; gutters at rear

INTERIOR WALLS
PLASTER X
SHEET ROCK
OTHER Celotex, office; plywood partition; metal and wood seal ceilings

FLOORS
HARDWOOD Oak
PINE X
CEMENT
OTHER Asphalt tile at office

HEATING
CENTRAL
FLOOR FURNACE
Electric at office
RADIANT
OTHER Wood and coal

PLUMBING
3 FIXTURE
2 FIXTURE Three
WATER CLOSET
TILE
OUTSIDE
NONE
KITCHEN SINK
HOT WATER HEATER

PORCH None

ROOMS
TOTAL ROOMS 4
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS

MISC. EQUIPMENT

UTILITIES
WATER X
ELECTRICITY X
SEWER X
GAS X

AGE Approximately 40 years

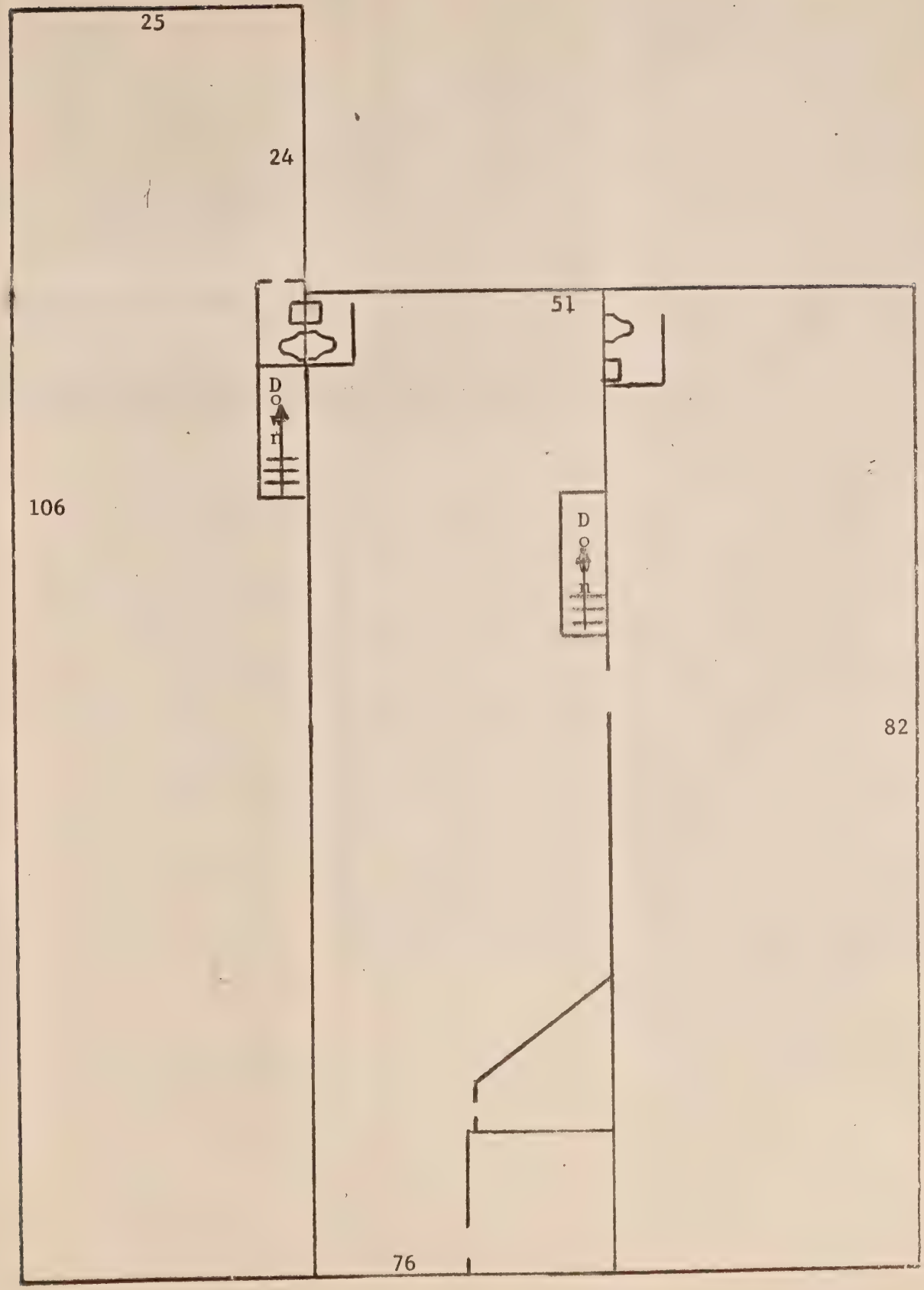
OCCUPANCY
OWNER
TENANT X

GENERAL CONDITIONS AND REMARKS:

Exterior and interior generally in fair condition; large areas of plaster falling off; plaster cracked; paint peeling; dirty and sooty; metal panel falling off.

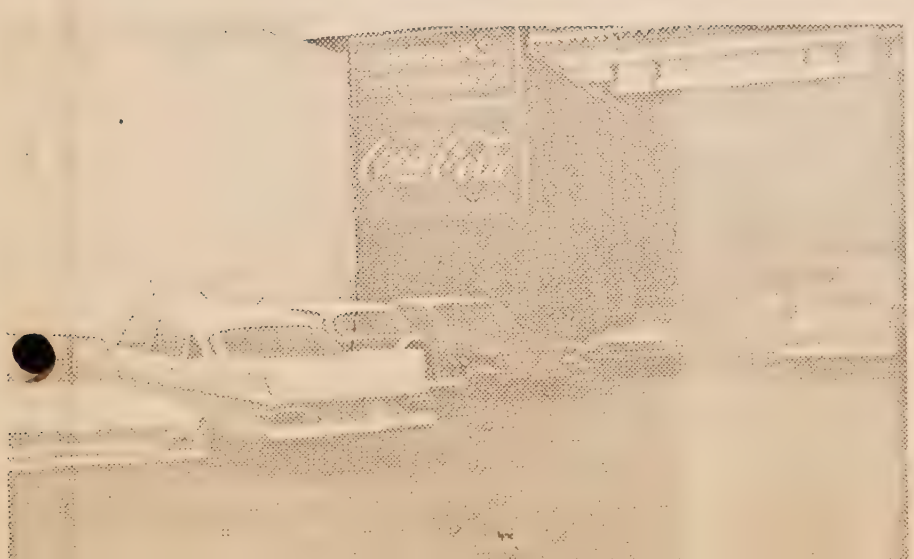
Miscellaneous: 4-5 x 10', 2-5 x 8', 2-4 x 8' doors; 64 square feet of concrete block coal bin.

Parcel No. 28-4 & 5
377 Washington Street



One Story Brick: 6,832 Square Feet

Parcel No. 28-4 & 5



PROJECT: College Avenue
PROJECT #: Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 28, Lot 6 ADDRESS 383 East Washington Street

OWNER Not Furnished

ADDRESS OF OWNER

TITLE DATA: DEED BOOK PAGE DATE OF DEED

LEGAL DESCRIPTION

Not Furnished

CONSIDERATION: STATED $ INTERNAL REVENUE STAMPS $

ASSESSED VALUATION: CITY $ STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE AMOUNT $ YEARS REMAINING

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

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AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF

September 23, 1964 IS

LAND $ 30,000 IMPROVEMENTS $ 6,000 TOTAL $ 36,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 28 - 6

ADDRESS: 383 East Washington
Athens, Georgia

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	See Below Sq. Ft.	$	$ 31,000	$ 24,500	$ 6,500
2	Sq. Ft.	$	$	$	$
3	Sq. Ft.	$	$	$	$

Building 2286 □ @ $12.50 = $28575
Tanks 1370
Paving 1100
$31,045
Say $31,000

WALKS, DRIVES, AND LANDSCAPING $
OTHER LAND IMPROVEMENTS $
VALUE OF LAND $ 30,000

ESTIMATED VALUE VIA COST APPROACH $ 36,500

INCOME APPROACH SEE ATTACHED SHEET

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	Units @ $ per mo.	$	$
2	Units @ $ per mo.	$	$
3	Units @ $ per mo.	$	$
	GRAND TOTAL	$	$

GROSS INCOME PROCESSED THUSLY $ Mthly/Ann. X Multiplier/Multiple = $

ESTIMATED VALUE VIA INCOME APPROACH $ 35,500

MARKET APPROACH

See Tabulated Sales

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $

CORRELATION:

Both the income analysis and cost offer a good indication. It is estimated that the economic life of a service station building is 20 years. The subject building is 16 years old. Although structurally it is in good condition, the station must meet the demand of competition. The public is drawn to new attractive stations.

INDICATED FINAL VALUE ESTIMATE $ 36,000

Estimated value of land $30,000 @ .06% =	$ 1,800
Estimated value of building $ 6,500 @ .10 =	650
Net income necessary to satisfy enterprise:	$ 2,450

Based on the gallonage pumped, by this station, and the lease terms, we observe the following:

Average number of gallons	16,000
192,000 gallons at $0.02 gross income annually	$3,840

Estimated gross annual income	$3,840
Expenses	1,150
Net income	$ 2,690

Market value of land $30,000

Requirement of the land:

$30,000 @ .06	1,800
	$ 890

Capitalization rate

Interest	.06
Capital recovery provision	.10

$890.00 capitalized @ 16% $ 5,562.50

Say 5,500.00

Building	$ 5,500
Land	30,000
	$ 35,500

LEASEHOLD ESTATE VALUATION

The leasehold estimate is based on a ground rent of $175.00 per month. The lessee has constructed a station approximately 16 years ago and as a result of the capital improvement, the economic rent exceeds the contract. It is estimated that the margin on the lease is $1,940. Because of the short term duration, the appraiser estimates the discount factor at 10% for the 3-1/2-year period remaining life of lease.

The present worth of one dollar per annum factor at 10% for 3-1/2 years is 2.829.

Therefore:

Margin of lease $1,940 at discount factor 2.829
equals $5,488.26 - say $4,500.00.

Division of Interests:

Lease fee	$ 30,500
Leasehold estate	5,500
Value of entire property:	$ 36,000

PARCEL # 28 - 6

ADDRESS: 383 E. Washington St.
Athens, Ga.

IMPROVEMENT NO. 1

One Story, Three Stall Service Station
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
95 x 75	7,125 ±			X	Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
- SLAB: X
- PIERS:
- CONTINUOUS WALL:
- OTHER:

BASEMENT: None
- CEMENT:
- DIRT:

EXTERIOR WALLS
- BRICK: 8"
- FRAME:
- CONCRETE BLOCK:
- OTHER:

ROOF: Flat, Built-Up; tar and gravel; gutters & down-spouts.

INTERIOR WALLS
- PLASTER: X
- SHEET ROCK:
- OTHER:

FLOORS
- HARDWOOD:
- PINE:
- CEMENT: X
- OTHER: Asphalt tile, Office

HEATING
- CENTRAL:
- FLOOR FURNACE:
- RADIANT: Gas
- OTHER:

PLUMBING
- 3 FIXTURE: 1
- 2 FIXTURE: 2
- WATER CLOSET:
- TILE: Ceramic floor & w'scot
- OUTSIDE:
- NONE:
- KITCHEN SINK:
- HOT WATER HEATER: 40 Gal. Gas

PORCH: Canopy

ROOMS
- TOTAL ROOMS: 5
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:
- UNITS: ROOMS:

MISC. EQUIPMENT: Water cooler

UTILITIES
- WATER: X
- ELECTRICITY: X
- SEWER: X
- GAS: X

AGE: Approx. 16 Yrs.

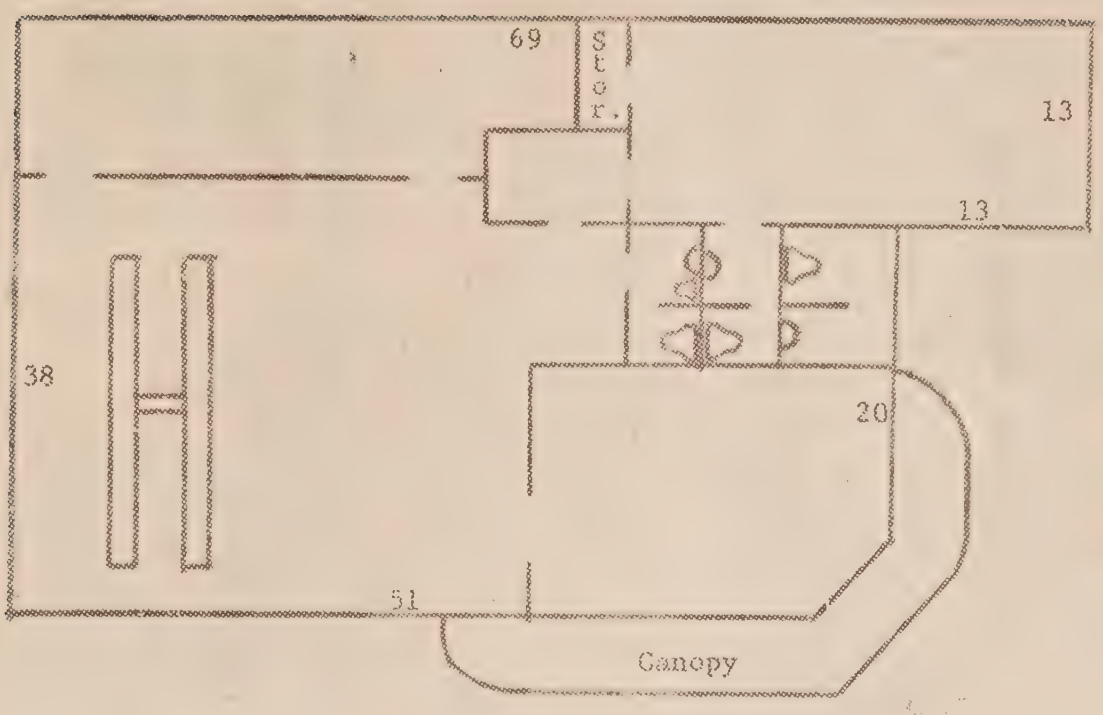
OCCUPANCY
- OWNER: X
- TENANT:

GENERAL CONDITIONS AND REMARKS:

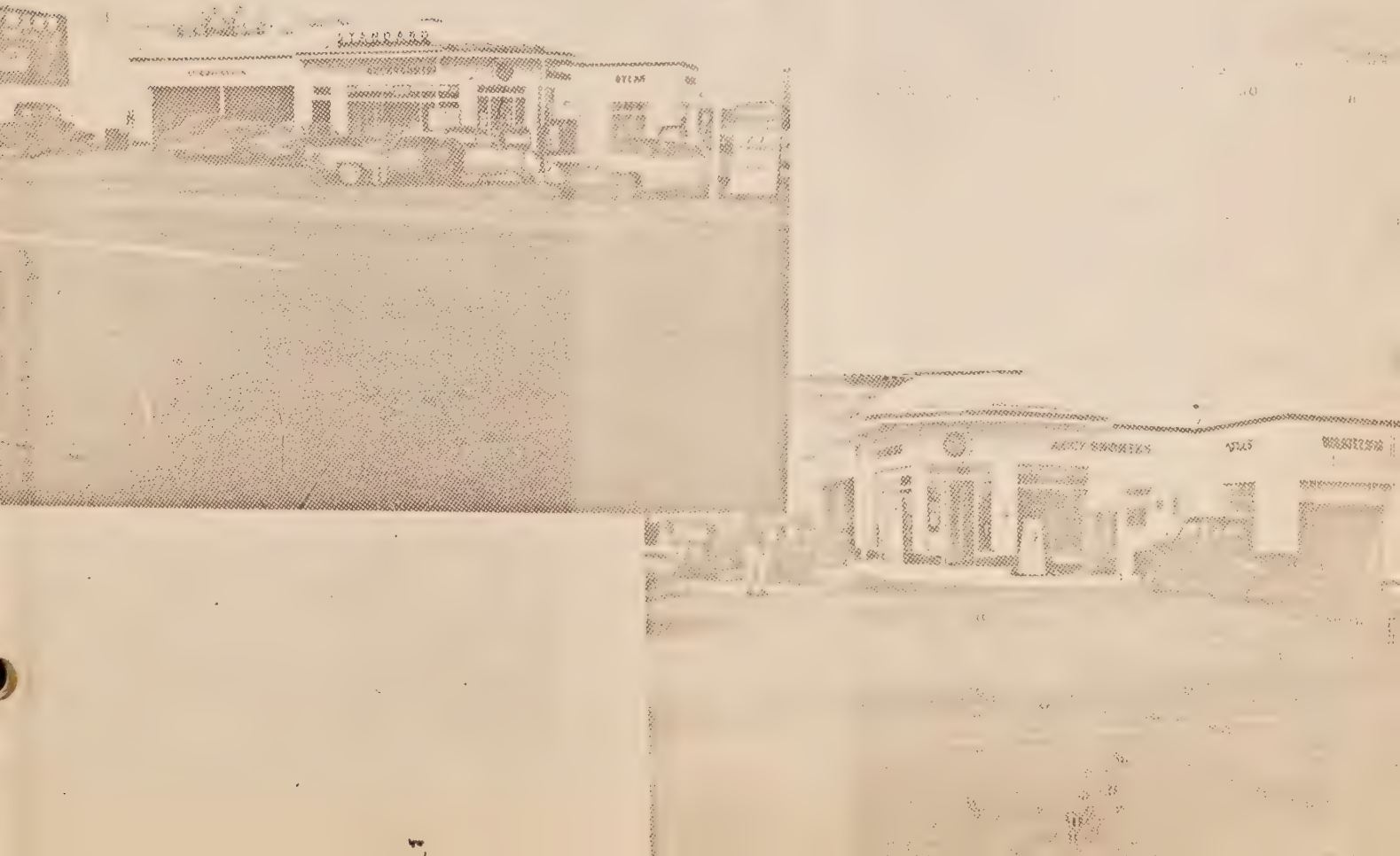
Exterior and interior generally in good condition; recently painted.

Miscellaneous: 1 - 9 x 9' wood manual overhead door; 2 - 12 x 10' manual overhead doors; pump island with three pumps; 2 - 2,000 gallon and 1 - 1,000 gallon underground tanks; 1 wash rack; 1 grease rack lift; approximately 119 square feet concrete walks; approximately 3131 square feet concrete paving; fluorescent lights.

Parcel No. 28-6
383 E. Washington Street



One Story Brick: 2,286 Square Feet



Parcel No. 28-6

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 28, Lot 7 ADDRESS West side of Thomas Street, 100 feet south from Hancock Street

OWNER Unknown

ADDRESS OF OWNER Unknown

TITLE DATA: DEED BOOK _____ PAGE _____ DATE OF DEED _____

LEGAL DESCRIPTION

Not Furnished

CONSIDERATION: STATED $ Not Furnished INTERNAL REVENUE STAMPS $ _____

ASSESSED VALUATION: CITY $ Not Furnished STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ Not Furnished STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE Not Furnished AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 9,500 IMPROVEMENTS $ 100 TOTAL $ 9,600

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 28-7

ADDRESS: West side Thomas Street, 100' south from Hancock Street

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	_____ Sq. Ft.	$_____	$_____	$_____	$_____
2	_____ Sq. Ft.	$_____	$_____	$_____	$_____
3	_____ Sq. Ft.	$_____	$_____	$_____	$_____

WALKS, DRIVES, AND LANDSCAPING: Macadam paving, 500□ @ $18per □ = $90, Say $ 100

OTHER LAND IMPROVEMENTS: $_____

VALUE OF LAND: 3800□ @ $2.50 per square foot = $ 9,500

ESTIMATED VALUE VIA COST APPROACH $ 9,600

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	_____ Units @ $_____ per mo.	$_____	$_____
2	_____ Units @ $_____ per mo.	$_____	$_____
3	_____ Units @ $_____ per mo.	$_____	$_____
	GRAND TOTAL	$_____	$_____

GROSS INCOME PROCESSED THUSLY $_____ MTHLY/ANN. X _____ MULTIPLIER/MULTIPLE = $_____

ESTIMATED VALUE VIA INCOME APPROACH $_____

MARKET APPROACH

See Tabulated Sales

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $_____

CORRELATION:

For justification of land value estimate see narrative report.

INDICATED FINAL VALUE ESTIMATE $ 9,600

PARCEL # 28-7

ADDRESS: West side Thomas Street,
100' south from Hancock Street
Athens, Georgia

IMPROVEMENT NO. _____

Vacant Lot
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS			
40 x 95	3,800 □	See Remarks			Macadam	Concrete	None	
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB	

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL
- OTHER

BASEMENT
- CEMENT
- DIRT

EXTERIOR WALLS
- BRICK
- FRAME
- CONCRETE BLOCK
- OTHER

ROOF

INTERIOR WALLS
- PLASTER
- SHEET ROCK
- OTHER

FLOORS
- HARDWOOD
- PINE
- CEMENT
- OTHER

HEATING
- CENTRAL
- FLOOR FURNACE
- RADIANT
- OTHER

PLUMBING
- 3 FIXTURE
- 2 FIXTURE
- WATER CLOSET
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK
- HOT WATER HEATER

PORCH

ROOMS
- TOTAL ROOMS
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____

MISC. EQUIPMENT

UTILITIES
- WATER Available
- ELECTRICITY Available
- SEWER Available
- GAS Available

AGE _____

OCCUPANCY Vacant Lot
- OWNER
- TENANT

GENERAL CONDITIONS AND REMARKS:

Lot slopes gently to the rear. The site has approximately 500 square feet of macadam paving, generally in poor condition. Lot used for parking.

PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 30, Lot 1 ADDRESS Northwest corner of Washington St. and College Avenue

OWNER City of Athens

ADDRESS OF OWNER Not Furnished

TITLE DATA: DEED BOOK _____ PAGE _____ DATE OF DEED _____

LEGAL DESCRIPTION

Not Furnished

CONSIDERATION: STATED $ _____ INTERNAL REVENUE STAMPS $ _____

ASSESSED VALUATION: CITY $ _____ STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ _____ STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE _____ AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF

September 23, 1964 IS

LAND $ 277,000 IMPROVEMENTS $ 58,000 TOTAL $ 335,000

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 30 - 1

ADDRESS: NW corner Washington St. and College Avenue, Athens, Ga.

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	____ Sq. Ft.	$ Does	$ not contribute	$ e to value of	$ property
2	2,952 Sq. Ft.	$ 18.45	$ 54,464	$ 16,464	$ 38,000
3	1,662 Sq. Ft.	$ 12.25	$ 20,359	$ 1,509	$ 18,850

WALKS, DRIVES, AND LANDSCAPING $ 2,000

OTHER LAND IMPROVEMENTS $ -

VALUE OF LAND 46,225□ @ $6 = 277,350 $ 277,000

ESTIMATED VALUE VIA COST APPROACH $ 335,850
335,000

INCOME APPROACH NOT APPLICABLE

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	____ Units @ $ ____ per mo.	$	$
2	____ Units @ $ ____ per mo.	$	$
3	____ Units @ $ ____ per mo.	$	$
	GRAND TOTAL	$	$

GROSS INCOME PROCESSED THUSLY $ ____ Mthly/Ann. X ____ Multiplier/Multiple = $ ____

ESTIMATED VALUE VIA INCOME APPROACH $ ____

MARKET APPROACH NOT APPLICABLE

See Tabulated Sales

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

ESTIMATED VALUE VIA MARKET APPROACH $ ____

CORRELATION: Although the City Hall is physically in excellent condition, it is the appraiser's opinion that functionally it fails to adequately serve the needs for which it was designed. It is further believed that the structure does not contribute to the overall value of the property. Improvements No. 2 and 3 on the other hand do contribute. The reader's attention is invited to the sales of commercial land. Sale No. 8, although consummated in 1955, reflects a $4.00 per square foot price. Adjusting for time and the superior location, the appraiser's judgment interprets the market at $6.00 per square foot. Because of the special use characteristic of the buildings, the cost analysis offers the best indication of value. The cost estimates were checked closely and as a result, the appraiser is of the opinion that the estimates are reliable. The cost of demolition would be offset by the salvage of materials.

INDICATED FINAL VALUE ESTIMATE $ 335,000

PARCEL # 30 - 1
ADDRESS: College Avenue
Athens, Georgia

IMPROVEMENT NO. 1

Two Story City Hall Building
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS			
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB	
215 x 215	46,225 □'			X	Macadam	Concrete	Granite	

FOUNDATION
SLAB
PIERS
CONTINUOUS WALL X
OTHER

BASEMENT
CEMENT X 5,894 □'
DIRT

EXTERIOR WALLS
BRICK Face
FRAME X
CONCRETE BLOCK
OTHER Granite Stone

ROOF
Gable; metal; gutters and downspouts

INTERIOR WALLS
PLASTER X
SHEET ROCK X
OTHER 4' wood dado
6' wood dado
Acoustical & wood seal ceilings

FLOORS
HARDWOOD
PINE X
CEMENT Basement
OTHER Linoleum
Asphalt tile, Ceramic tile

HEATING
CENTRAL Steam
FLOOR FURNACE
RADIANT
OTHER Gas fired boiler

PLUMBING
3 FIXTURE 1
2 FIXTURE 4
WATER CLOSET
TILE
OUTSIDE
NONE
KITCHEN SINK 6
HOT WATER HEATER

PORCH 3

ROOMS
TOTAL ROOMS 35
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS

MISC. EQUIPMENT
5-Ton Air Cond. Unit
3-Ton Air Cond. Unit
3 Water coolers

UTILITIES
WATER X
ELECTRICITY X
SEWER X
GAS X

AGE Approx. 60 Yrs.

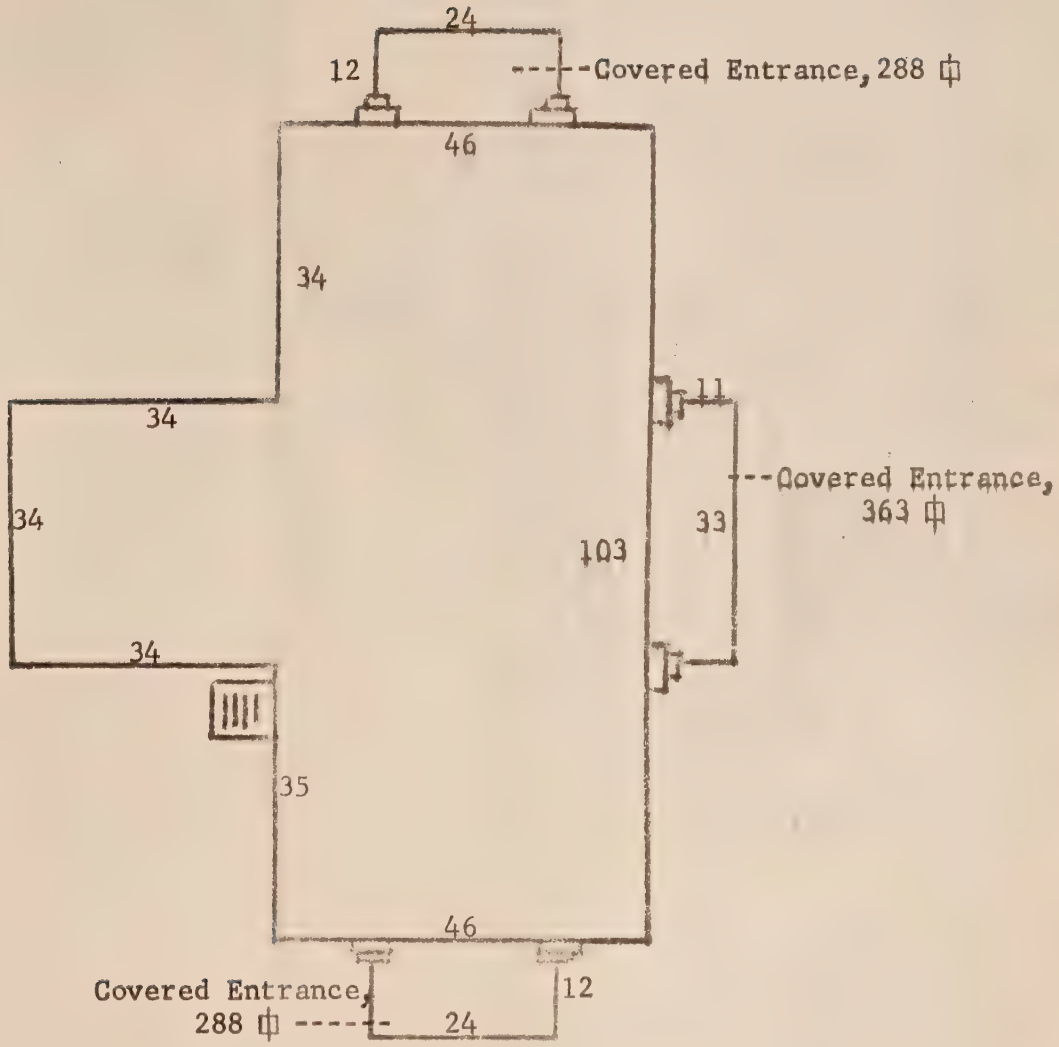
OCCUPANCY
OWNER X
TENANT

GENERAL CONDITIONS AND REMARKS:

Interior and Exterior in very good condition.

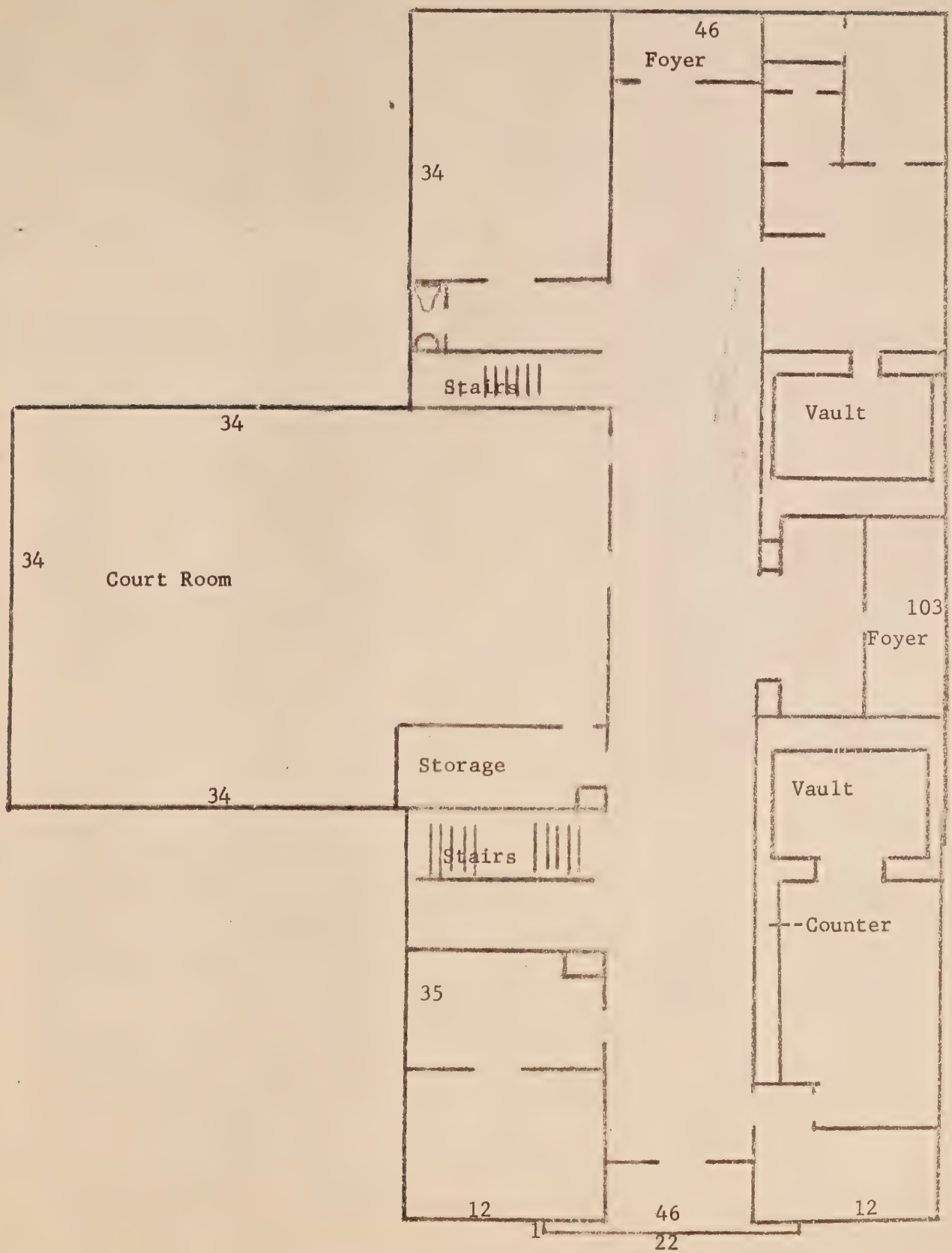
Miscellaneous: Fluorescent lights, recorder box, jury boxes, judge's dias, vault doors, counters, approximately 1,031 square feet concrete walks; granite steps.

Parcel No. 30-1
College Avenue
Improvement No. 1



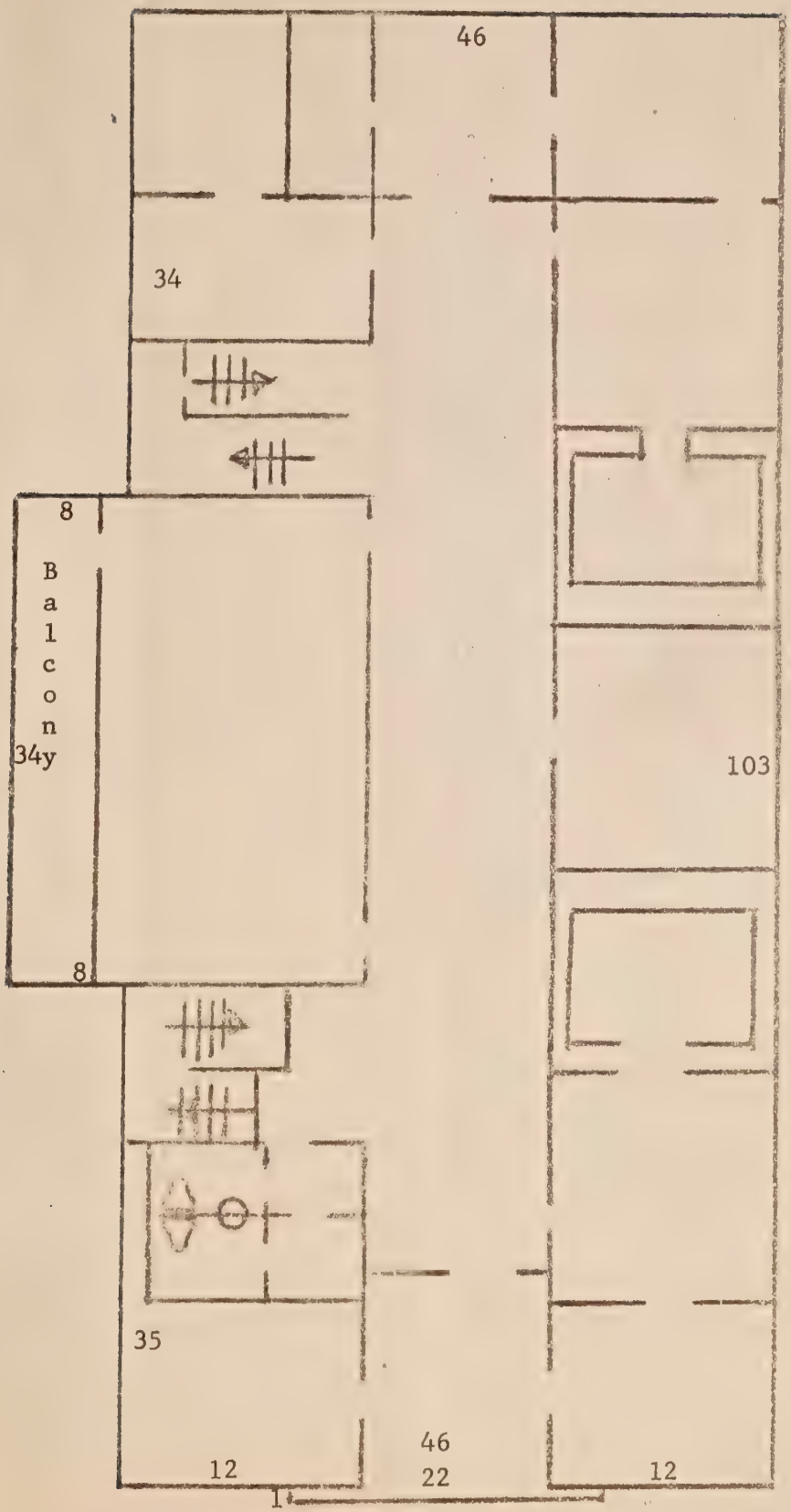
Two Story Brick: First Floor: 5,894 Square Feet
Second Floor: 5,010 Square Feet
Basement Area: 5,894 Square Feet

Parcel No. 30-1
College Avenue
Improvement No. 1



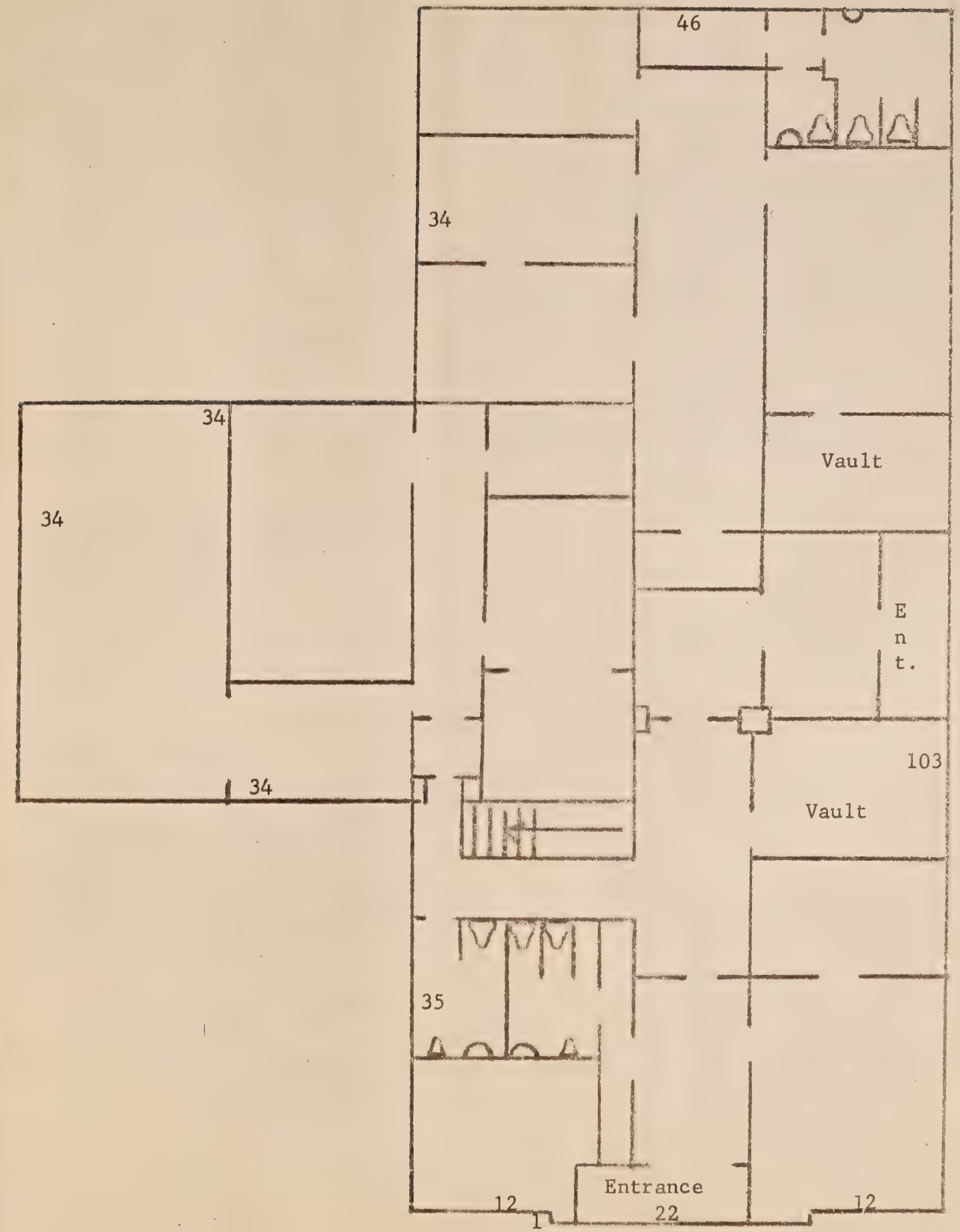
First Floor: 5,894 Square Feet

Parcel No. 30-1
College Avenue
Improvement No. 1



Second Floor: 5,010 Square Feet

Parcel No. 30-1
College Avenue
Improvement No. 1



Basement: 5,894 Square Feet

Parcel No. 30-1

Improvement No. 1

Parcel No. 30-1

Improvement No. 1

PARCEL # 30 - 1
ADDRESS: Washington Street
Athens, Ga.

IMPROVEMENT NO. 2

Two Story Chamber of Commerce Bldg.
TYPE

LOT				TOPOGRAPHY	STREET IMPROVEMENTS		
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB
See Improvement No. 1				X	Macadam	Concrete	Granite

FOUNDATION
SLAB
PIERS
CONTINUOUS WALL Concrete
OTHER

BASEMENT None
CEMENT
DIRT

EXTERIOR WALLS
BRICK Face
FRAME
CONCRETE BLOCK
OTHER

ROOF
Hip; Metal; 5' Parapet; Gutters & Downspouts

INTERIOR WALLS
PLASTER X
SHEET ROCK
OTHER Plywood partitions Acoustical tile Clgs. in upper floor.

FLOORS
HARDWOOD Oak (upper)
PINE
CEMENT Asphalt tile (lower)
OTHER Vinyl Asb. (upper)

HEATING
CENTRAL Steam
FLOOR FURNACE
3 Elec. wall
RADIANT
OTHER Gas fired furnace

PLUMBING
3 FIXTURE 2
2 FIXTURE 1
WATER CLOSET
TILE Ceramic floor & w'scot
OUTSIDE
NONE
KITCHEN SINK
HOT WATER HEATER

PORCH 2 Conc. Landings

ROOMS
TOTAL ROOMS 16
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS
UNITS ROOMS

MISC. EQUIPMENT
Air Cond. Outlet (8)
Water cooler

UTILITIES

WATER	X
ELECTRICITY	X
SEWER	X
GAS	X

AGE Approx. 25 Yrs.

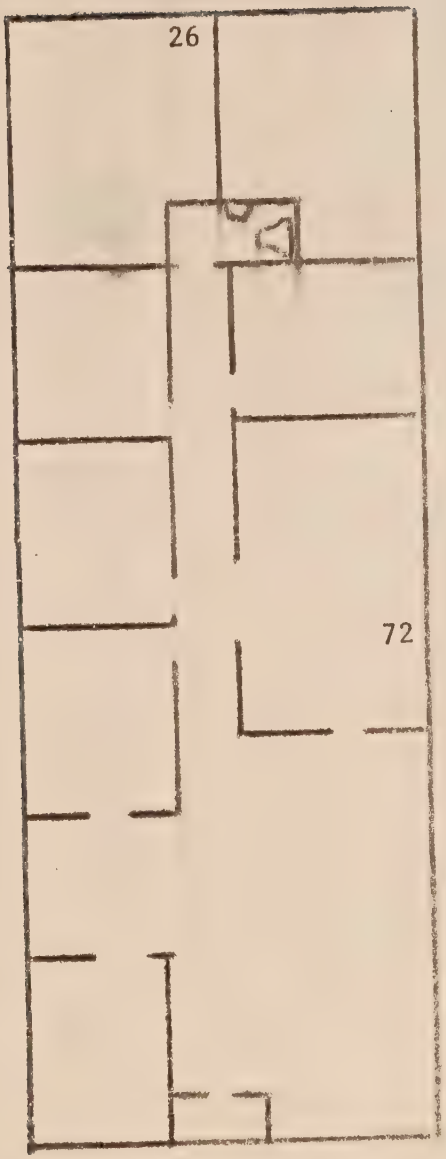
OCCUPANCY
OWNER X
TENANT

GENERAL CONDITIONS AND REMARKS:

Exterior and interior in generally good condition; however, there is evidence of moisture seepage at lower level; tile off one wall at bath; crack in ceiling.

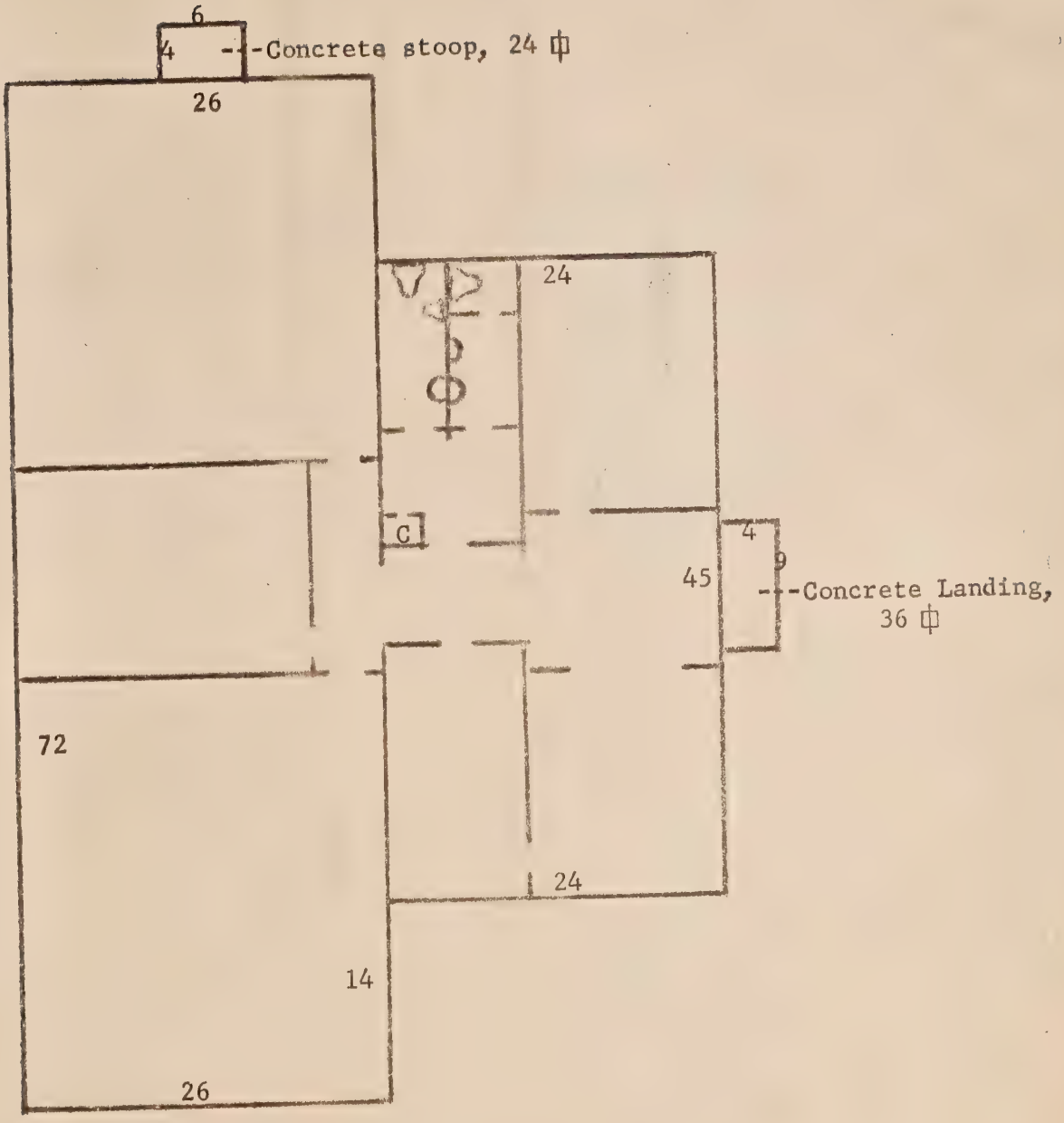
Miscellaneous: Approximately 960 square feet concrete paving; 1,686 square feet concrete sidewalks; 45 linear feet retaining wall 1 foot high; 400 linear feet 8" concrete walls; 20 linear feet 6" concrete walls; 24 concrete steps 6' wide; 89 linear feet wrought iron rail; fluorescent lights.

Parcel No. 30-1
Washington Street
Improvement No. 2



Two Story Brick: Lower Floor: 1,872 Square Feet
Upper Floor: 2,952 Square Feet

Parcel No. 30-1
Washington Street
Improvement No. 2



Upper Floor: 2,952 Square Feet

Parcel No. 30-1
Improvement No. 2

PARCEL # 30 - 1
ADDRESS: Hancock Street
Athens, Ga.

IMPROVEMENT NO. 3

One Story Clinic Building
TYPE

LOT			TOPOGRAPHY		STREET IMPROVEMENTS		
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB
See Improvement No. 1				X	Macadam	Concrete	Granite

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL: Concrete
- OTHER

BASEMENT: None
- CEMENT
- DIRT

EXTERIOR WALLS
- BRICK: 12" Face
- FRAME
- CONCRETE BLOCK
- OTHER

ROOF: Flat; Built-up; Tar & Gravel; gutters & downspouts.

INTERIOR WALLS
- PLASTER: X
- SHEET ROCK
- OTHER

FLOORS
- HARDWOOD
- PINE
- CEMENT: Asphalt tile
- OTHER

HEATING
- CENTRAL: X
- FLOOR FURNACE
- Hot water
- RADIANT
- OTHER

PLUMBING
- 3 FIXTURE
- 2 FIXTURE: 2
- WATER CLOSET
- TILE: Ceramic floor & w'scot
- OUTSIDE
- NONE
- XXXXXXX KITCHEN SINK: 8
- HOT WATER HEATER: 40 Gal. Electric

PORCH

ROOMS
- TOTAL ROOMS: 11
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____
- UNITS ____ ROOMS ____

MISC. EQUIPMENT
- Oscillating Vents (2)
- Exhaust Fan - 32"
- Water cooler

UTILITIES
- WATER: X
- ELECTRICITY: X
- SEWER: X
- GAS: X

AGE: Approx. 18 Yrs.

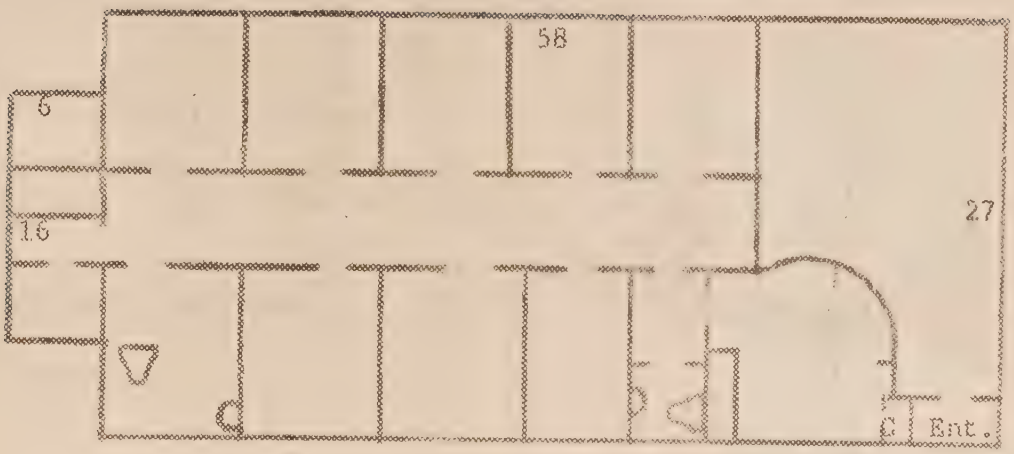
OCCUPANCY
- OWNER: X
- TENANT

GENERAL CONDITIONS AND REMARKS:

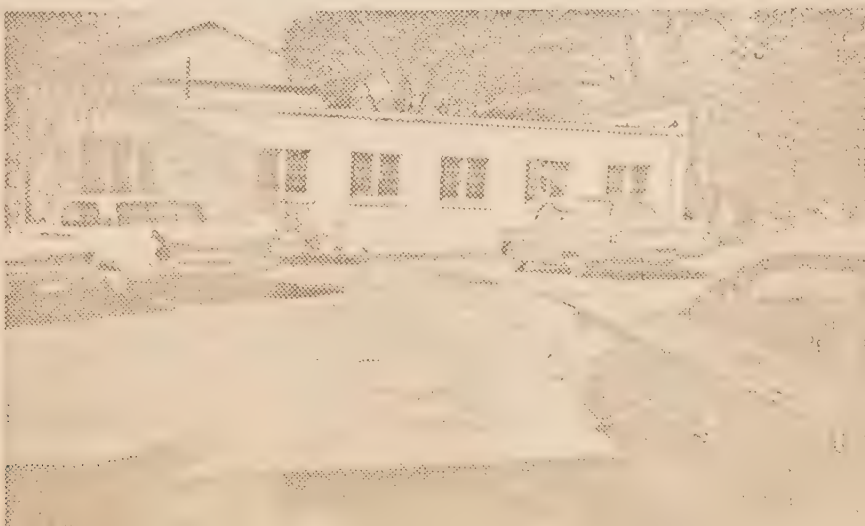
Exterior and Interior generally in good condition; needs some painting; evidence of termites at base of door to staff bath.

Miscellaneous: Approximately 31 linear feet base cabinets with tiled top; approximately 21 square feet wall cabinets; approximately 80 square feet concrete walks; fluorescent lights.

Parcel No. 30-1
Hancock Street
Improvement No. 3



One Story Brick: 1,662 Square Feet



PROJECT: College Avenue
PROJECT # Ga. R-51

PARCEL APPRAISAL REPORT

PARCEL # Block 30, Lot 2 ADDRESS N side Washington St. 215' west from College Avenue

OWNER Board of Regents, University of Georgia

ADDRESS OF OWNER Not Furnished

TITLE DATA: DEED BOOK _____ PAGE _____ DATE OF DEED _____

LEGAL DESCRIPTION

Not Furnished

CONSIDERATION: STATED $ _____ INTERNAL REVENUE STAMPS $ _____

ASSESSED VALUATION: CITY $ _____ STATE AND COUNTY $ Not Furnished

TOTAL ANNUAL TAXES: CITY $ _____ STATE AND COUNTY $ Not Furnished

SPECIAL ASSESSMENTS: NATURE _____ AMOUNT $ _____ YEARS REMAINING _____

ZONING: B-3, Downtown Business District

UNLAWFUL USAGE None known

CERTIFICATION: I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE STATEMENTS AND OPINIONS CONTAINED IN THIS APPRAISAL REPORT ARE TO THE BEST OF MY KNOWLEDGE, TRUE AND CORRECT.

I FURTHER CERTIFY THAT I HAVE NO PRESENT OR CONTEMPLATED INTEREST IN THE PROPERTY AND MY COMPENSATION IS NOT CONTINGENT UPON THE VALUATION FOUND.

THIS APPRAISAL HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND CODE OF ETHICS OF THE SOCIETY OF REAL ESTATE APPRAISERS.

AS A RESULT OF MY ANALYSIS, IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF _____

September 23, 1964 IS

LAND $ 16,000 IMPROVEMENTS $ 34,000 TOTAL $ 50,000

Julian Diaz, Jr.

JULIAN DIAZ, JR., SRA
SUITE 202, 116 CLAIRMONT AVE.
POST OFFICE BOX 915
DECATUR, GEORGIA

PARCEL # 30 - 2

ADDRESS: N side Washington St. 215' west from College Ave., Athens, Ga.

COST APPROACH

IMPROVEMENT #	ADJUSTED AREA	COST PER SQUARE FOOT	COST NEW	ACCRUED DEPRECIATION	DEPRECIATED VALUE
1	4,050 Sq. Ft.	$ 32.00	$ 129,600	$ 91,100	$ 38,500
2	Sq. Ft.	$	$	$	$
3	Sq. Ft.	$	$	$	$

WALKS, DRIVES, AND LANDSCAPING $

OTHER LAND IMPROVEMENTS $

VALUE OF LAND 4,000 at $4.00 per ⌑ $ 16,000

ESTIMATED VALUE VIA COST APPROACH $ 54,500

INCOME APPROACH

IMPROVEMENT #	INCOME PER UNIT	TOTAL MONTHLY	TOTAL ANNUAL
1	Units @ $ 458.34 per mo.	$ 458.34	$ 5,500
2	Units @ $ per mo.	$	$
3	Units @ $ per mo.	$	$
	GRAND TOTAL	$	$

GROSS INCOME PROCESSED THUSLY $ 5,500 MTHLY/ANN. X 8.5 MULTIPLIER/MULTIPLE = $ 46,750

ESTIMATED VALUE VIA INCOME APPROACH $ 46,750

MARKET APPROACH

SEE TABULATED SALES

ITEM	COMMENTS	NET ADJUSTMENTS	INDICATED VALUE TO SUBJECT

The reader's attention is invited to Items 1, 8, 11 and 13 of the commercial and warehouse sale tabulation. The depreciated per square foot price ranges from $1.28 to $2.38. The appraiser opines the indicated price for the subject is $2.25 after adjustments. Therefore, 15,780 ⌑ at $2.25 equals $35,505, plus value of land, $16,000, equals $51,505.

ESTIMATED VALUE VIA MARKET APPROACH $ 51,500

CORRELATION:

The appraiser tempered the indication of the market. All three approaches offer a reasonably close indication of value.

INDICATED FINAL VALUE ESTIMATE $ 50,000

PARCEL # 30-2

ADDRESS: North side of Washington Street, 215' west from College Avenue, Athens, Georgia

IMPROVEMENT NO. 1

Three Story Office and Warehouse Building
TYPE

LOT		TOPOGRAPHY			STREET IMPROVEMENTS		
50 x 80	4,000 ft	Slopes to west and rear			Macadam	Concrete	Granite
DIMENSIONS	AREA	ABOVE	BELOW	LEVEL	PAVED	SIDEWALK	CURB

FOUNDATION
- SLAB
- PIERS
- CONTINUOUS WALL 16" reinforced concrete

BASEMENT
- CEMENT X
- DIRT

EXTERIOR WALLS
- BRICK
- FRAME
- CONCRETE BLOCK
- OTHER Reinforced conc. frame with common & face brick veneer & structural tile backing.

ROOF
Reinforced conc. slab; built-up; 2-4' parapets gutters and downspouts

INTERIOR WALLS
- PLASTER X
- SHEET ROCK partition
- OTHER ceiling, exposed concrete; one room with celotex ceiling

FLOORS
- HARDWOOD part, at 1st fl.
- PINE
- CEMENT X
- OTHER Linoleum, one room; ceramic tile

HEATING
- CENTRAL Steam
- FLOOR FURNACE
- RADIANT
- OTHER Coal fired boiler

PLUMBING See Remarks
- 3 FIXTURE
- 2 FIXTURE
- WATER CLOSET One
- TILE
- OUTSIDE
- NONE
- KITCHEN SINK 2 wash basins
- HOT WATER HEATER

PORCH None

ROOMS 3 story bldg. divided into warehousing with 2 rooms used for offices at first floor
- TOTAL ROOMS
- UNITS ROOMS
- UNITS ROOMS
- UNITS ROOMS
- UNITS ROOMS

MISC. EQUIPMENT

UTILITIES
- WATER X
- ELECTRICITY X
- SEWER X
- GAS X

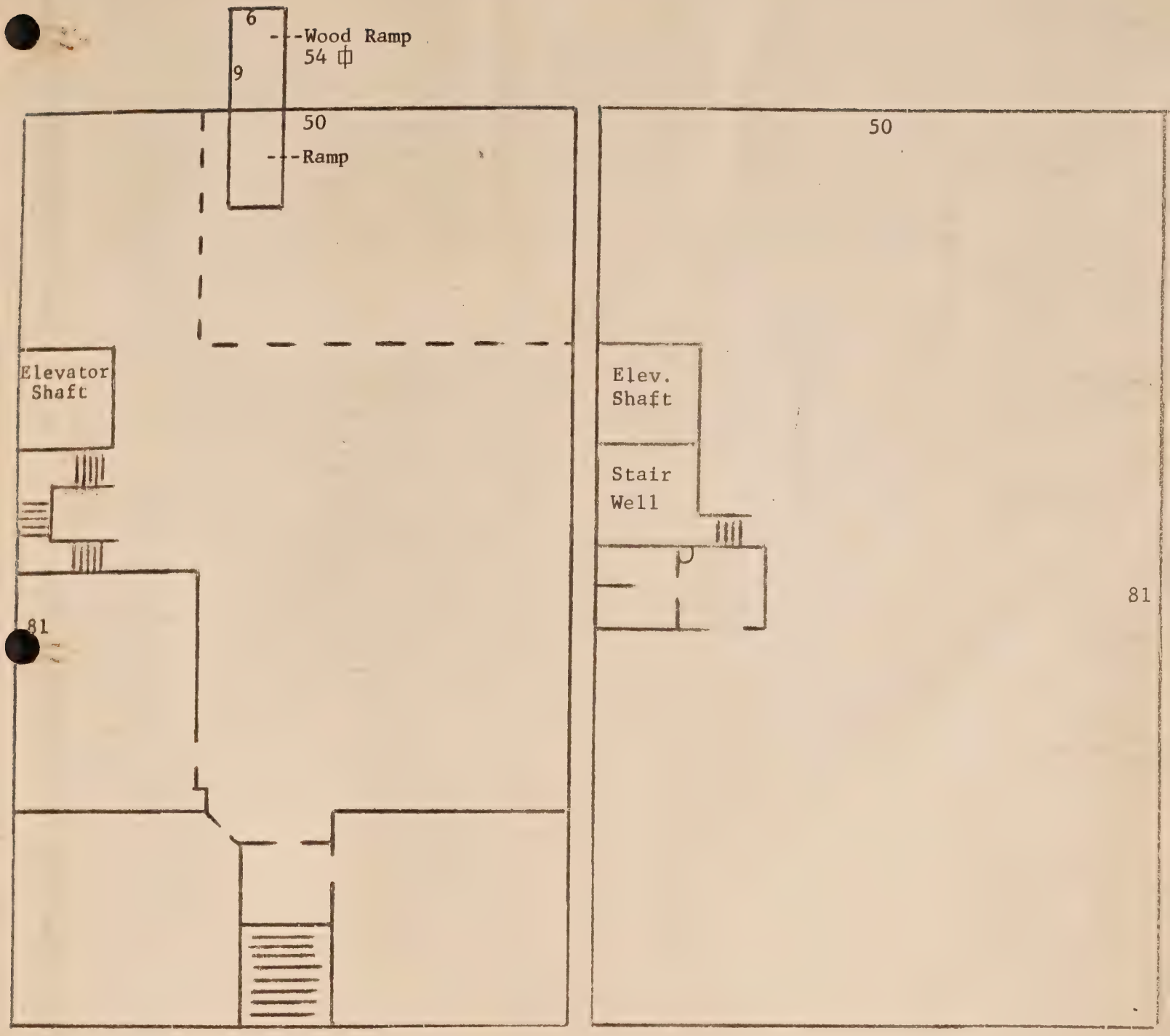
AGE Approximately 40 years

OCCUPANCY
- OWNER X
- TENANT

GENERAL CONDITIONS AND REMARKS:

Exterior and interior generally in structurally good condition; formerly an ice-cream manufacturing plant; in addition to above plumbing, fixtures removed at two baths; at third bath, one water closet pulled off and one missing; furnace room at basement very sooty and dirty; interior needs substantial repairs and rehabilitation as evidenced by plumbing and cracked concrete floors.

Parcel No. 30-2
Washington Street

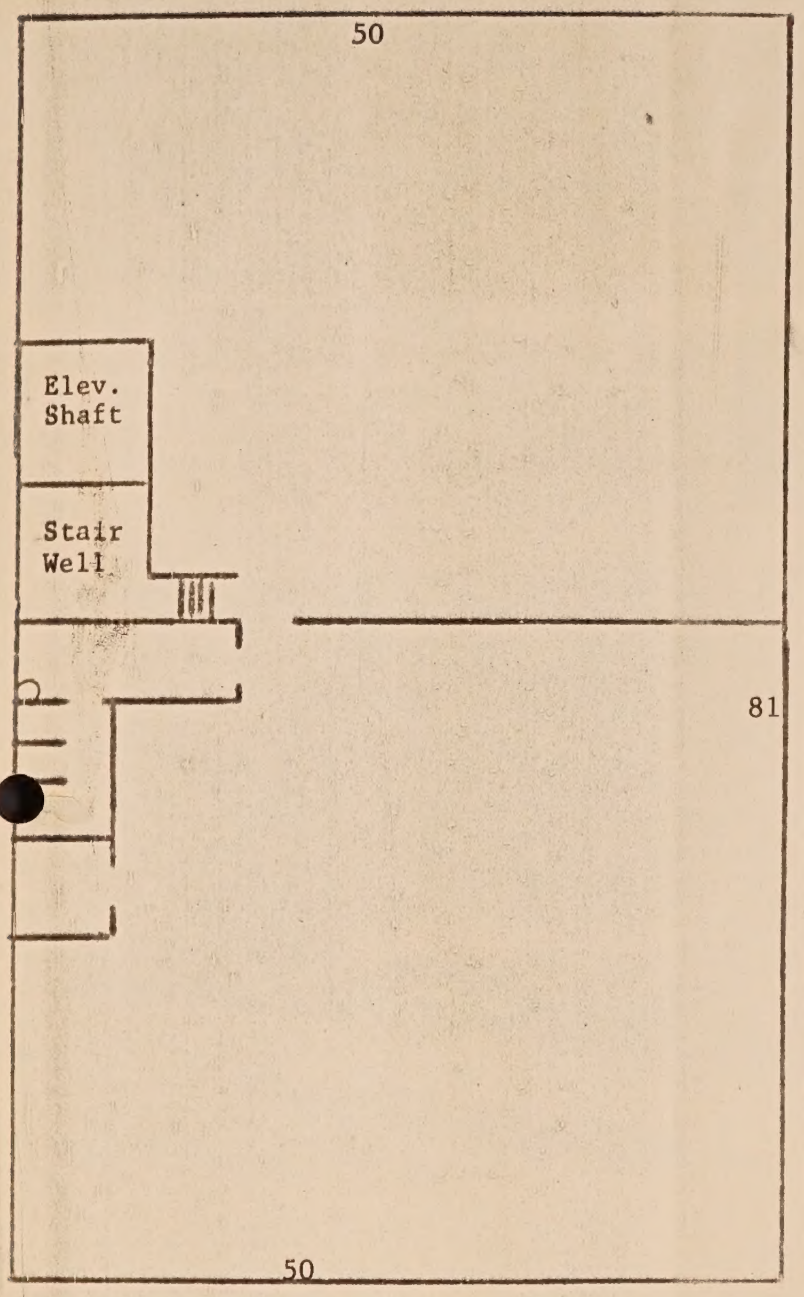


First Floor

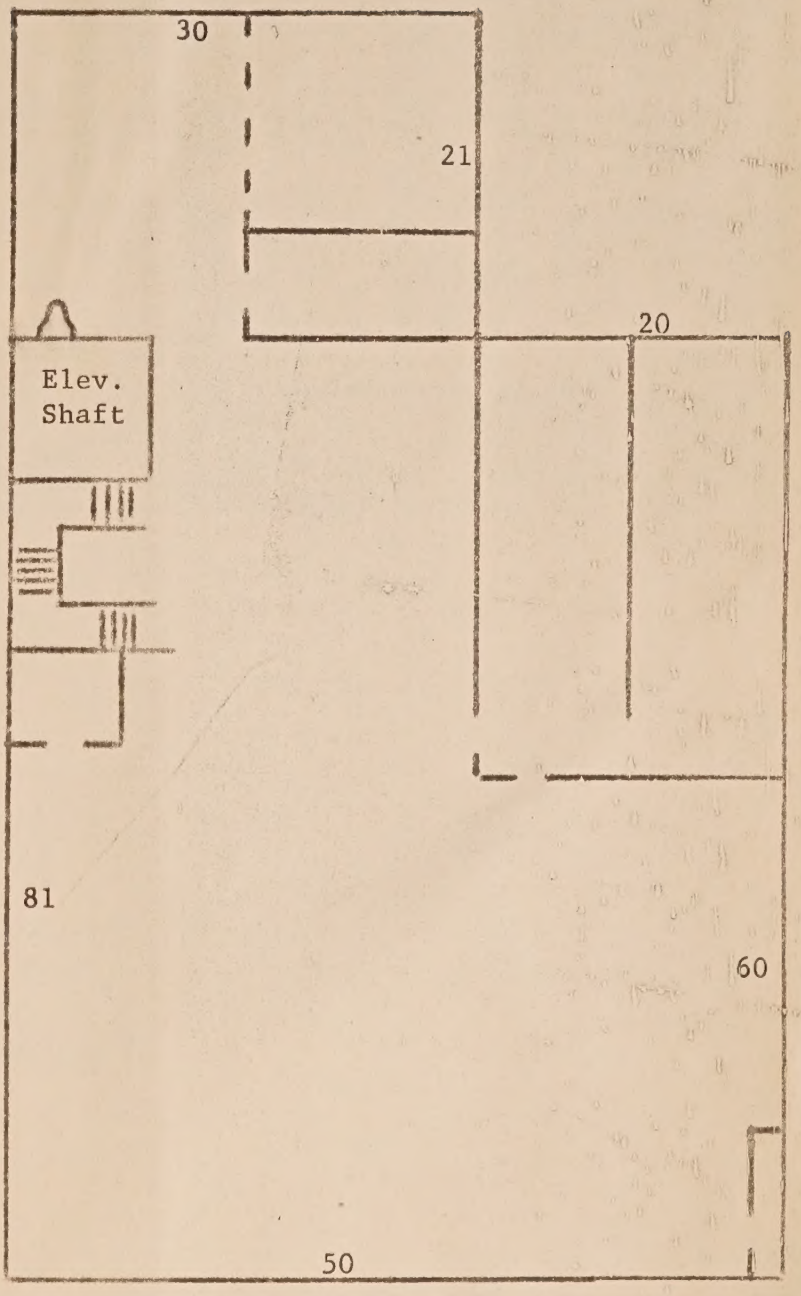
Second Floor

Three Story Office and Warehouse Building: First Floor, 4,050 Square Feet
Second Floor, 4,050 Square Feet

Parcel No. 30-2
Washington Street



Third Floor



Basement

Basic Area: Third Floor: 4,050 Square Feet
Basement: 3,630 Square Feet